

FOR SALE OR LEASE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



Life Chapel
30470 Lemoyne Rd.
Walbridge, OH Lake Township 43465

Church or
Multi-Purpose
Building



Sale Price:

\$1,150,000.00

Lease Rate:

\$5.00 SF NNN
(\$7,500/mo)

Building Size:

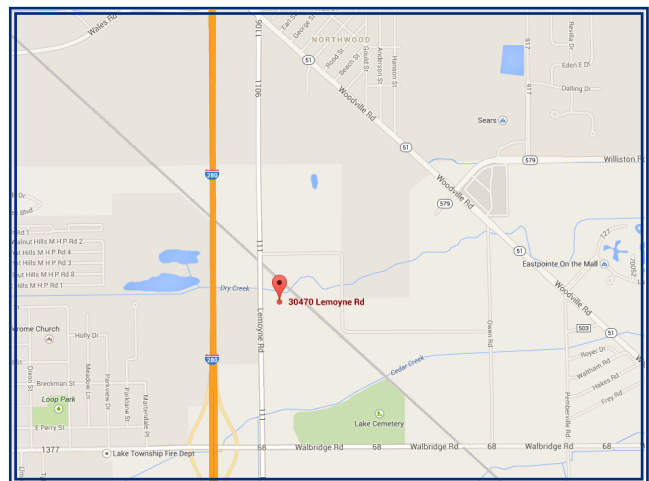
17,926 SF
5.25 Acres

*Additional 14 contiguous
acres available

\$159,000.00

Property Highlights

- *Beautiful building for use as a church, office building, lodge, recreational, or any multi purpose facility
- *New marquee signage with digital message
- *Lake Township - no local income taxes levied
- *Only .8 miles to I-280
- *Sanctuary seating capacity of 400



“Innovative Solutions At Work”

Tim Schlachter
419-466-5501
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Hunt Sears
419-250-2769
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The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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GENERAL BUILDING SPECIFICATIONS

County	Wood
Area of City	Lake Township
Nearest Intersection	Between Woodville Rd. & Walbridge Rd
Zoned	R-2 - Medium Density Residential
Parcel #	Life Chapel - H28-712-0303400-1002 Acreage - H28-712-030400-1000, 1001, 1002
Street	2 lane
Acreage	5.25 + 14 additional available
Parking Spaces	125
Curb cuts	2
Total Building Size	17,926 SF
1st Floor/2nd Floor	14,420 SF/3,506 SF
Year Complete	1996
Number of floors	2
Floors	1st Floor - Concrete Slab 2nd Floor - Fire retardant wood
Construction Type	Metal
HVAC	10 Electric Heat Pumps & Central Air
Electrical	3 phase 600 amp
Roof	Metal
Ceiling Height	27' Center 18' Eaves
Restrooms	6 on 1st floor, 1 w/ shower 1 on second floor
R.E Taxes & Special Assessments	\$1,681.91 year *Current use as Church is tax exempt*

UTILITIES

Electric: Toledo Edison
Gas: Columbia Gas at street
Water: Village of Walbridge
Sewer: Septic
Storm: None

Showing Instructions:

Contact listing agent for all showings

LEASE INFORMATION

Term: Minimum 3 years
Security Deposit: Equal to 1 months rent
Improvement Allowance: Negotiable
Options: Negotiable
Occupancy Date: Negotiable

TENANT RESPONSIBILITIES

Tenant responsible for pro rata share of real estate taxes, property insurance, common area maintenance, utilities and interior/exterior maintenance.
Landlord responsible for roof and structure.

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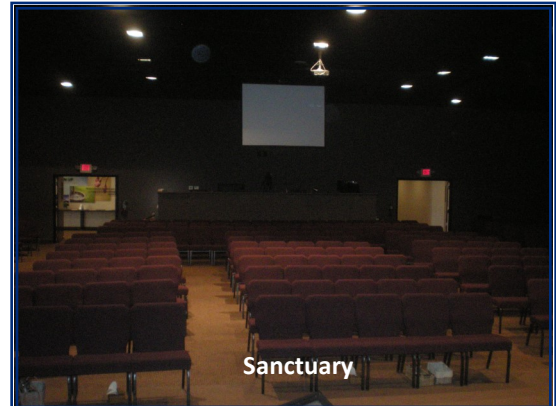
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Portico Entrance



Sanctuary



Meeting Room



Multi Purpose Room



Rear of Building



Parking Lot

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**MILLER
DANBERRY**
COMMERCIAL REALTY

Church or Multi-Purpose



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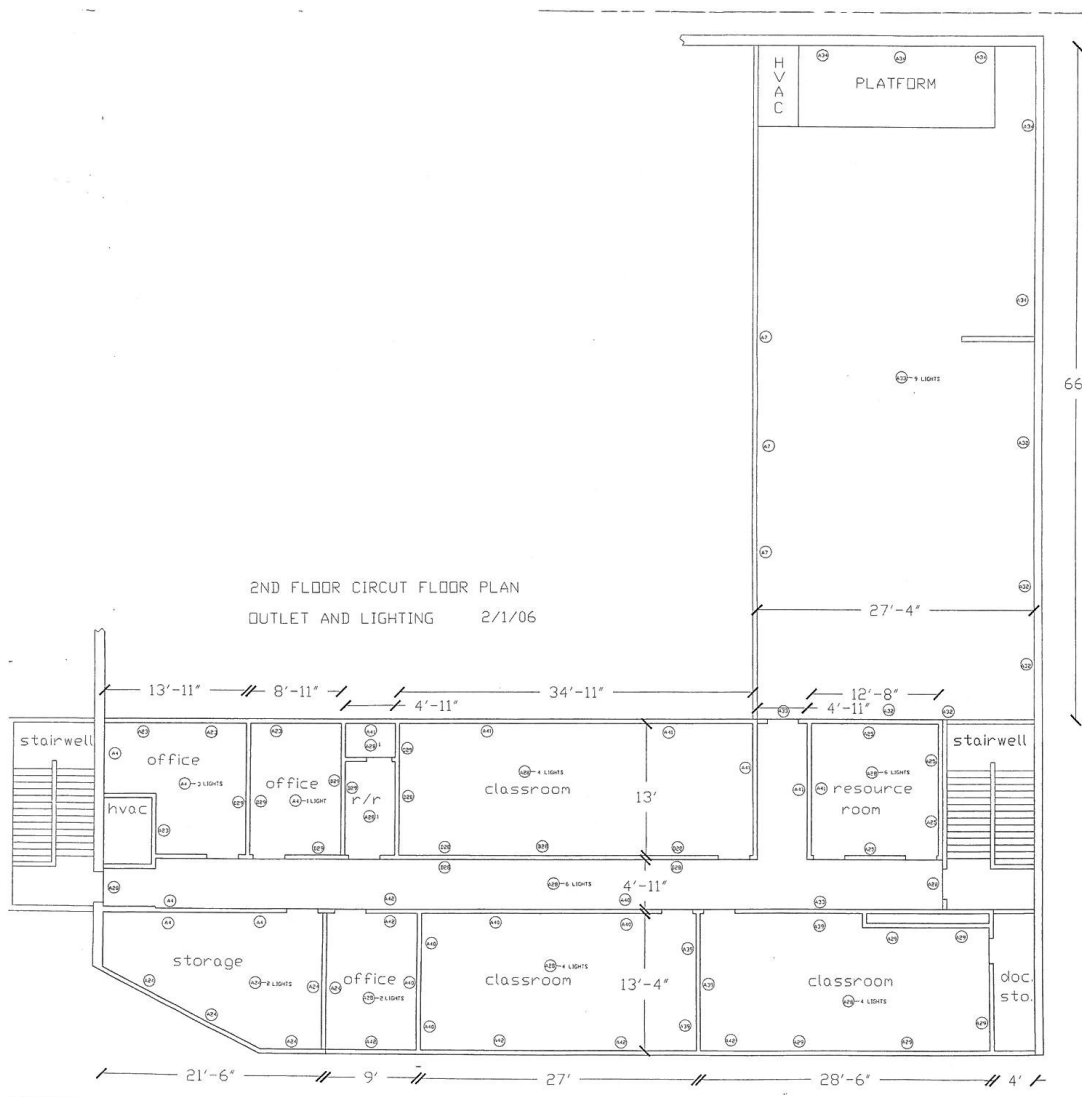


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SECOND FLOOR : 3,506 SF

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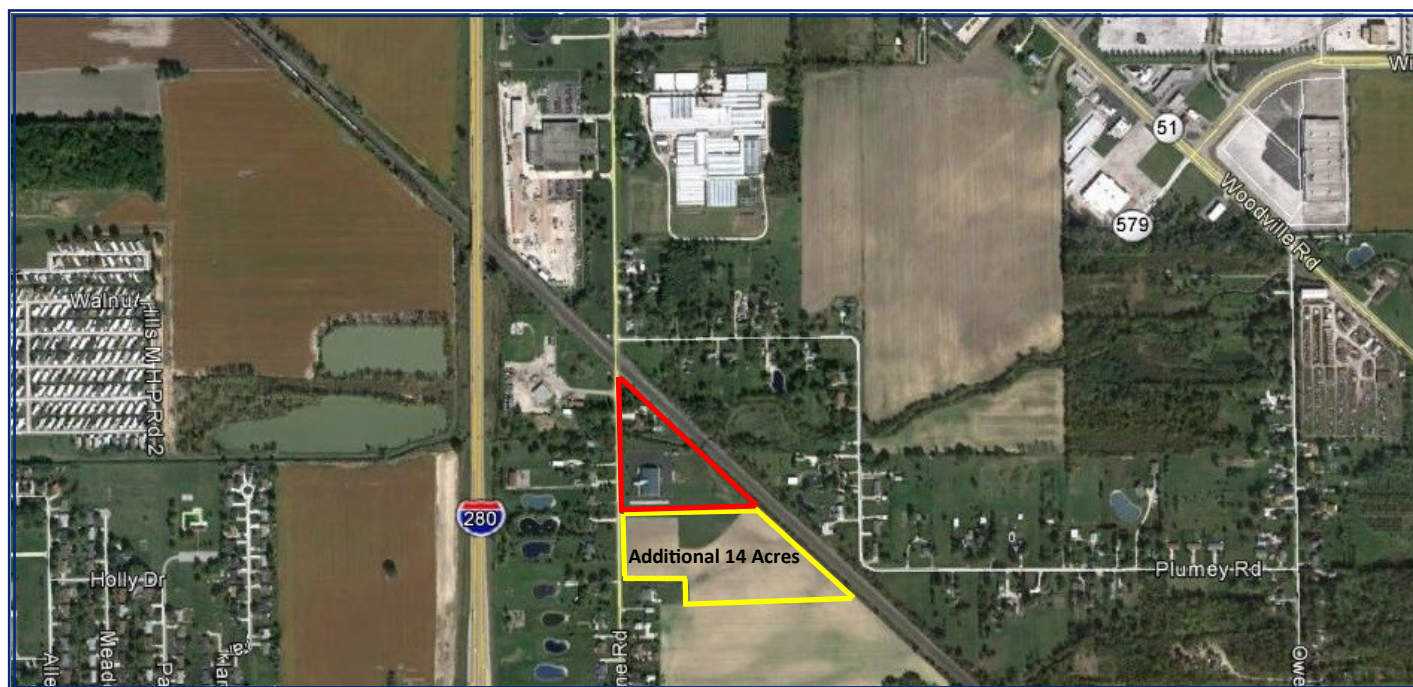


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