

6930 & 6848 S. BERKEY SOUTHERN
WHITEHOUSE, OHIO 43571

INDUSTRIAL BUILDING FOR SALE
8,400 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$525,000
Building Size:	8,400 square feet
Number of Stories:	1
Year Constructed:	1972
Condition:	Good
Acreage:	15.89
Land Dimensions:	Irregular 735' (Archbold Whitehouse) x 785' (SR 295)
County:	Lucas
Zoning:	M-1 – Light Industrial
Parking:	Stoned lot
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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BUILDING SPECIFICATIONS

Office Space:	60' x 38' (2,280 square feet)
Shop Space:	60' x 102' (6,120 square feet)
Exterior Walls:	Metal
Structural System:	Steel frame
Roof:	New high-density, urethane roof over office area. New asphalt, 30-year shingle roof on farmhouse. Quonset-style roof over shop.
Floors:	Concrete
Ceiling Height:	18' 4" in shop
Basement:	No
Heating:	Suspended gas unit heater Gas forced air in office
Air Conditioning:	Office only
Power:	200 amp electric service, 3 phase is available at the street
Security System:	No
Restrooms:	1
Overhead Door:	2 – 16'
Truck Well/Dock:	No
Sprinklers:	No
Signage	Per code
Rail:	No
Cranes:	No
Floor Drains:	Interceptor/grease trap

BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	At closing
Sign on Property:	No
Key Available:	No – Arrange tour with listing agents

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia/Waterville/Ohio Gas
Water:	Well
Sanitary Sewer:	Septic
Storm Sewer:	None

2016 REAL ESTATE TAXES

TD:	52
Parcels:	10002 and 10005
Assessor Number:	25-009-001 and 074
Total Annual Taxes:	\$7,955.79

Comments:

Rental income from the 1,660 square foot, 1-story house with crawlspace is \$1,000 per month. House parcel is zoned Agricultural. House was built in 1948. It has metal/vinyl siding, 3-bed, 1-bath, forced air and heat. House has a land value of \$6,100 and an improvements value of \$78,800, total value of \$84,900. House sits on 1.145 acres.

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Rear West Elevation



North Elevation



Shop interior



Shop interior



Storage/Office



Lobby/Office

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Office



Office



Office



Office



Kitchenette

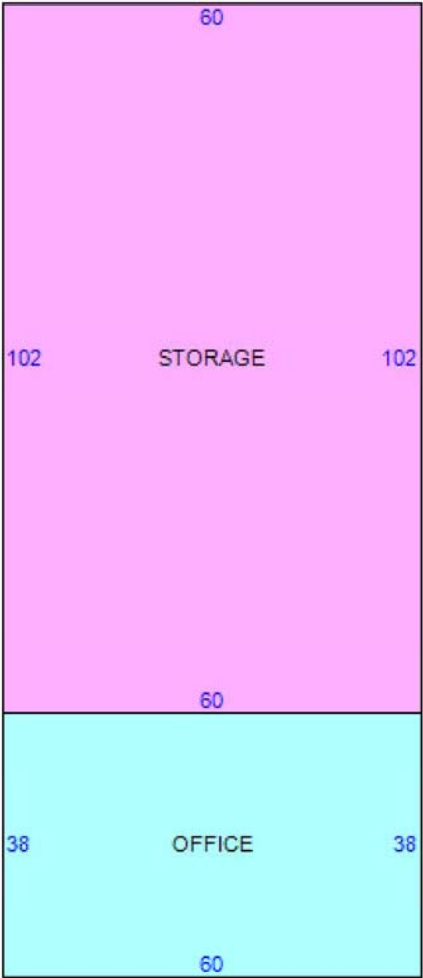


1,660 square foot house

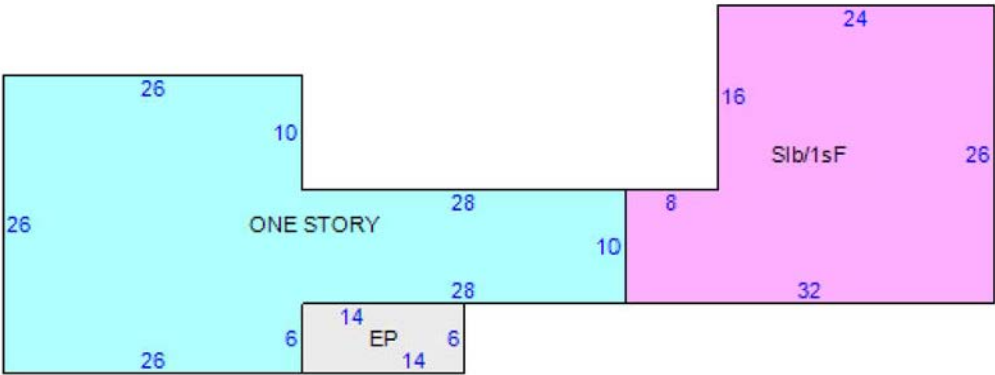
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8,400 Sq. Ft. Shop/Office



1,660 Sq. Ft. Residence

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