

5227 S. MAIN STREET
SYLVANIA, OH 43560

COMMERCIAL BUILDING FOR SALE
5,469 Square Feet Available



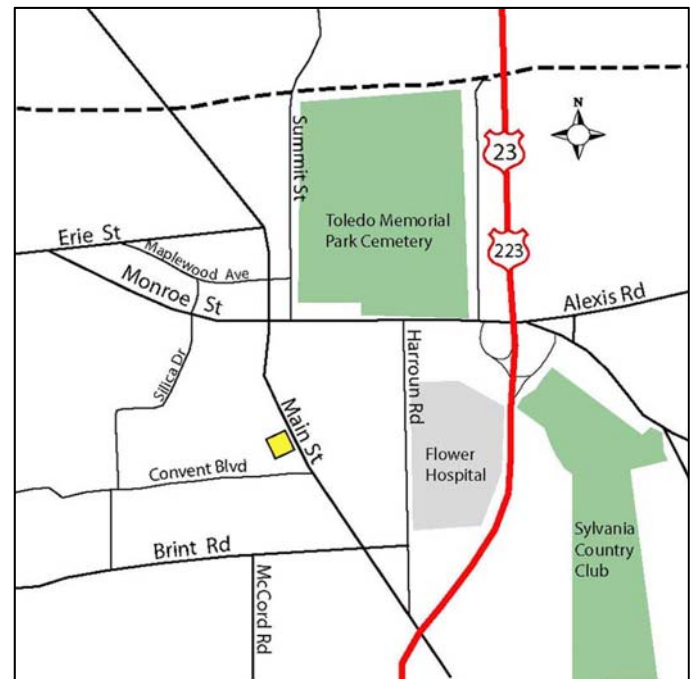
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$399,500
Building Size:	5,469 square feet
Number of Stories:	1
Year Constructed:	1993
Condition:	Good
Lot Dimensions	109' x 211'
Acreage:	0.53
Closest Cross Street:	Convent Boulevard
County:	Lucas
Zoning:	B2 Central Business District
Parking:	18 spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

GERMANO BRESSAN, CCIM

(419) 249 6309

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SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick and block
Structural System:	Wood joist
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Vinyl tile and carpet
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	4
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Marquee

BUILDING INFORMATION

Current Occupant:	None – building is vacant
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	Lock box

2016 REAL ESTATE TAXES

TD:	82
Parcel:	04121
Assessor Number:	45-025-028
Total Taxes:	\$14,904.79

Comments:

- Child daycare center ready for a new operator.
- All equipment is included in the sale price. Equipment list is on file.
- Building can also easily be converted to medical or general office use. Was originally built as a veterinarian clinic.



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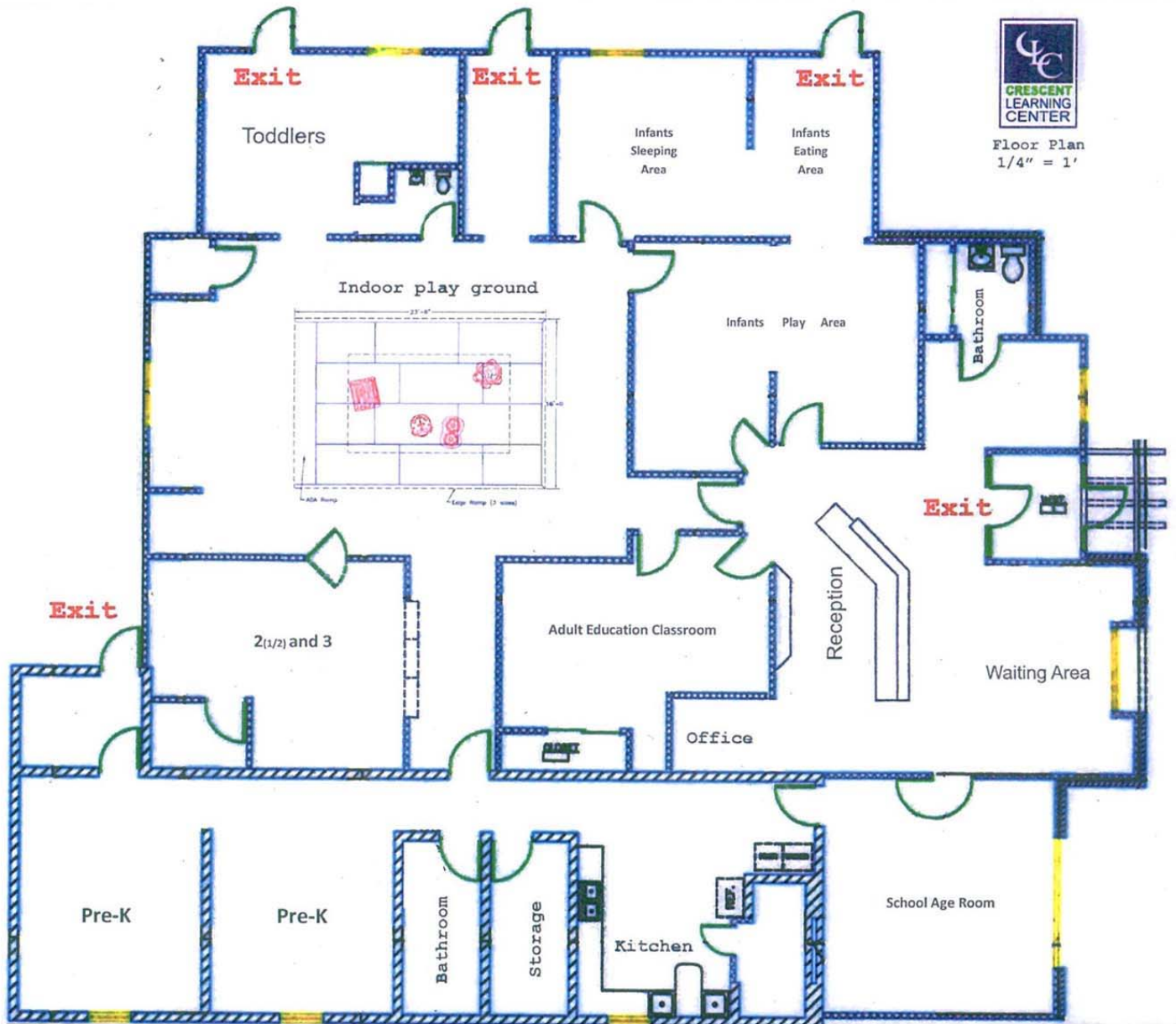


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