

FOR SALE OR LEASE

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



7865 W. Central Ave.
Sylvania Township, OH 43617

Commercial Building



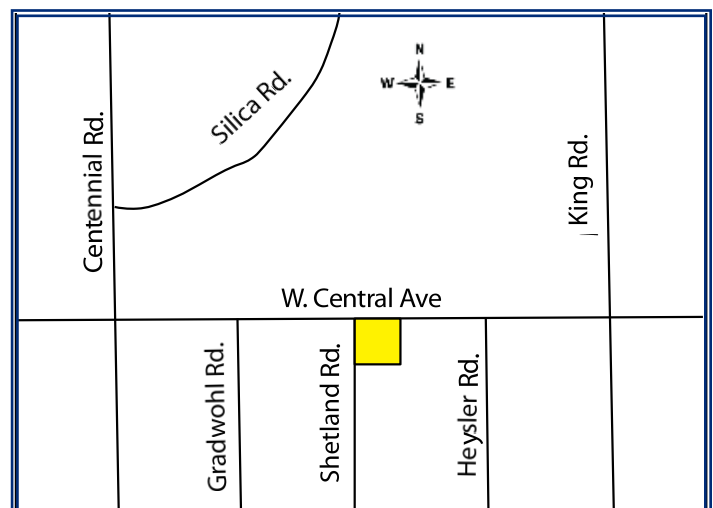
Sale Price:
\$895,500.00

Lease Price:
\$13.50/SF NNN

Building Size:
5,760 SF

Property Highlights:

- *Highly visible traffic location
- *27,143 ADT (2016) on Central Ave.
- *County approved water and sanitary available



“Innovative Solutions At Work”

John Healey
419-356-5600
Jhealey@millerdanberry.com

Jeff Links
419-944-556
jlinks@millerdanberry.com

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	Lucas
Area of City	West of 475
Nearest Intersection	Centennial
Zoned	C-2 General Commercial
Parcel #	78-79907
Street	4 lane Hwy - Center Turn
Acreage	2.86
Parking Spaces	40 - Surrounds Building
Curb cuts	2
Total Building Size	5,760 SF
Units	One
Year Complete	1978
Number of floors	One
Floors	Concrete/Tile
Construction Type	Block/Frame
HVAC	Central Air/Forced Air
Electrical	800 amp/240 v
Roof	Asphalt shingle
Ceiling Height	10'
Over Head Doors	One - 10'
Restrooms	2
Signage	Monument

2015 Annual Expenses

Property Taxes	\$21,225.34
Property Insurance	\$1,600.00

LEASE DETAILS

Term: 3 yrs preferred
Security Deposit: 1 months rent
Options: Negotiable
Improvement Allowance: Negotiable
Tenant Responsibility: All operating expenses
Showing Instructions: Through Listing Agents

DEMOGRAPHICS

	Population	Avg. Household Income
1 Mile	2,492	\$100,460
3 Mile	42,089	\$93,600
5 Mile	88,528	\$80,291

TRAFFIC COUNT

27,143 VPD (2016) on Central Ave.

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