

1925 INDIAN WOOD CIRCLE  
MAUMEE, OHIO 43537

OFFICE CONDO FOR SALE  
3,539 Square Feet Available



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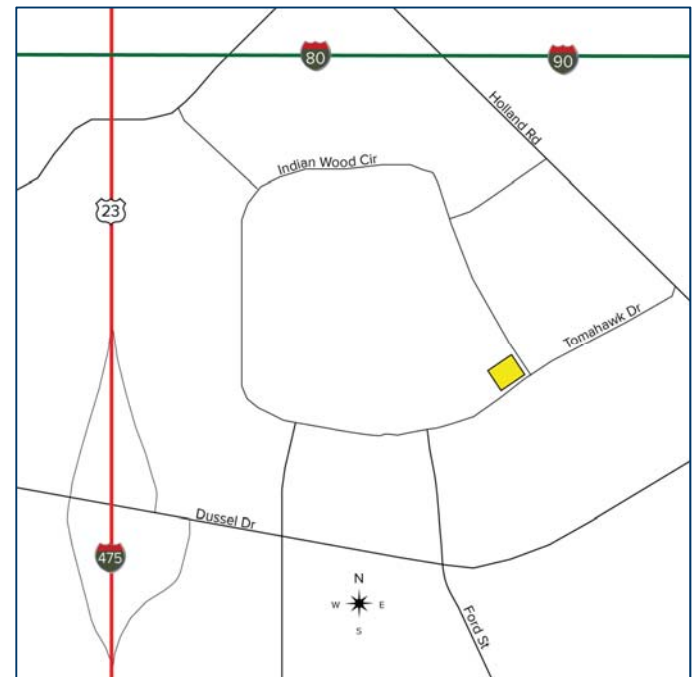
FULL-SERVICE COMMERCIAL REAL ESTATE

**OFFICE CONDO A**



## GENERAL INFORMATION

Sale Price:	\$319,000
Building Size:	3,539 per architectural drawing
Number of Stories:	1
Year Constructed:	1984
Condition:	Well maintained
Lot Dimensions:	Approximately 250' x 178.47' (Irregular – survey attached)
Acreage:	Approximately 1
Closest Cross Street:	Corner lot on Indian Wood Circle at Tomahawk Drive
County:	Lucas
Zoning:	CM
Parking:	Approximately 32 shared with the adjoining condo owner
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608  
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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick and wood
Structural System:	Truss
Roof:	Pitched shingle
Floors:	Concrete slab
Floor Coverings:	Carpet and tile
Ceiling Height:	8'
Basement:	No
Heating:	Gas forced air – 2 units
Air Conditioning:	Central – 2 units
Power:	225 amp/120/208/240V
Restrooms:	1 men's and 1 women's
Security System:	No
Sprinklers:	In mechanical room only
Signage:	Monument signs on 2 sides of lot

### BUILDING INFORMATION

Current Occupant:	Bayer, Papay & Steiner Co., LPA (moving to a new location)
Occupancy Date:	January/February, 2018
Sign on Property:	Yes
Key Available:	No – arrange tours with listing agent

### 2017 REAL ESTATE TAXES

TD:	36
Parcel:	40498
Assessor Number:	43-314-001
Total Taxes:	\$10,800

### Comments:

- Prominent location in Arrowhead Park.
- Office layout consists of the following:
  - Windowed foyer and conference room
  - Interior conference room
  - Interior admin/team room (open work area) with 3 workstations
  - 5 offices with windows
  - Large training room (15' 8" x 23' 7") could become 2 offices (has 2 windows and 2 doors)
- Buckeye Broadband internet.
- Located close to Arrowhead Park's walking trail through the woods.
- HVAC – new furnace A/C June, 2008. New furnace October, 2013.
- New water heater and toilet July, 2013.
- Two year average utilities: Gas - \$98.75 per month, Electric - \$291.25 per month.
- Condo A owner, PSC Investments, Ltd., leases to Bayer, Papay & Steiner Co., LPA and pays 61% of CAM charges.
 

CAM Charges	Total per month	61%
Water	\$ 50	\$ 30
Lawn/Snow	\$416	\$254
Building insurance	\$ 92	\$ 56
Refuse	\$ 88	\$ 54
<b>Total</b>	<b>\$646 per month</b>	
- Condo B owner, Brochin Holdings, LLC, occupied by Kenneth Brochin DDS, LLC pays 39% of CAM charges.

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## Office Condo For Sale

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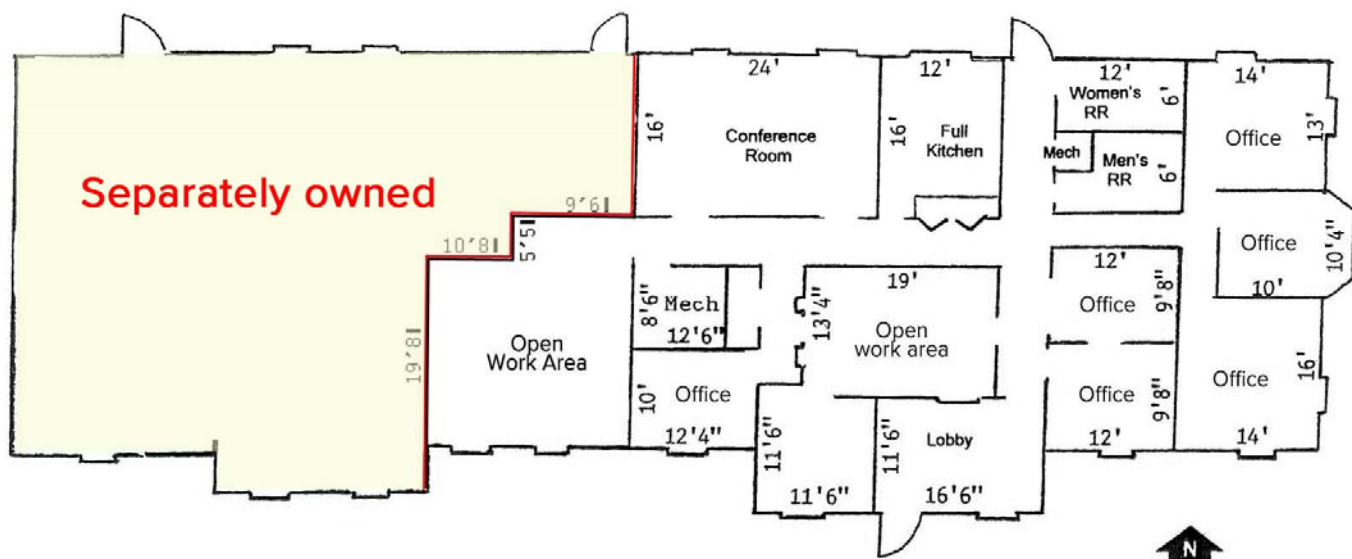
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Ken Brochin, DDS  
Suite B - 2,289 SF

Bayer, Papay & Steiner Co, LPA  
Suite A - 3,539 SF



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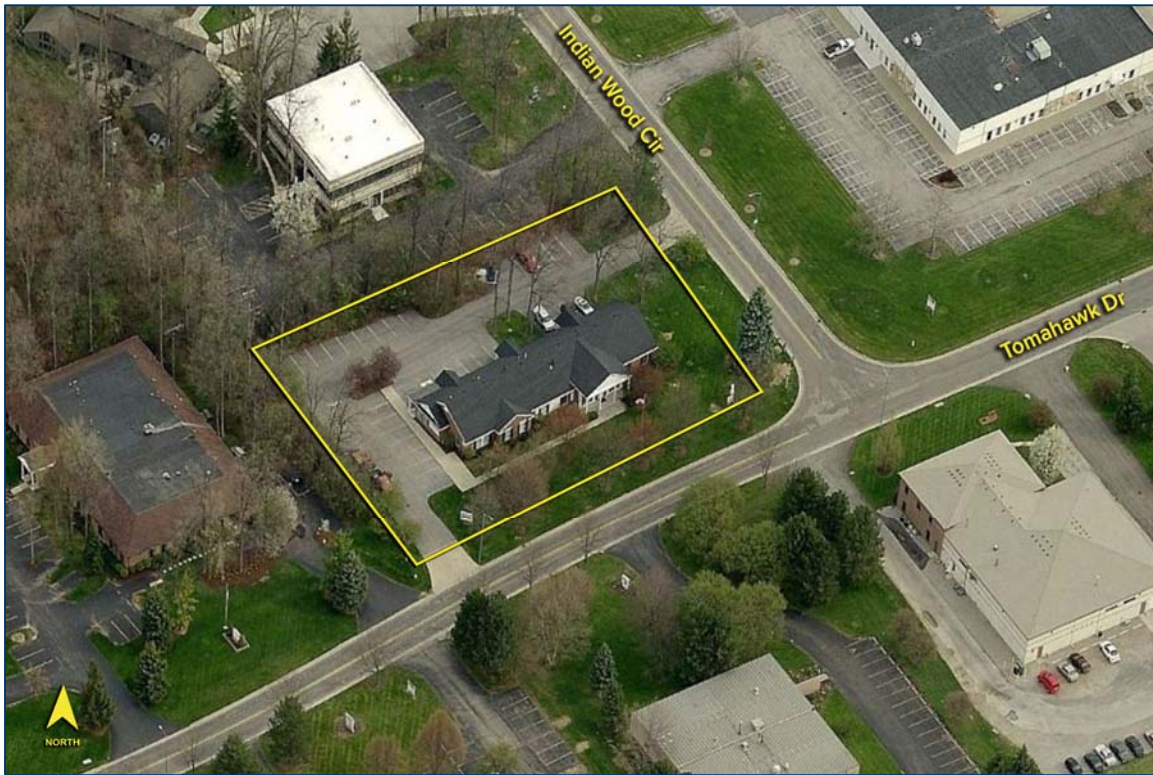
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