

3232 NAVARRE AVENUE
OREGON, OH 43616

OFFICE BUILDING FOR SALE/LEASE
5,308 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$650,000
Lease Rate:	\$12.00 per square foot NNN
Building Size:	5,308 square feet
Number of Stories:	1
Year Constructed:	1962
Acreage:	0.78
Lot Dimensions:	125' x 325'
Condition:	Good
Closest Cross Street:	Coy Road
County:	Lucas
Zoning:	C-2
Parking:	30 spaces
Curb Cuts:	1
Street:	4 lane with center turn lane



For more information, please contact:

JOE FRANCIS
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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

Exterior Walls:	Brick
Structural System:	Brick and wood truss
Roof:	Pitched shingle
Floors:	Wood
Floor Coverings:	Carpet and vinyl
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Yes
Restrooms:	2
Sprinklers:	No
Signage:	Facia and monument

2016 REAL ESTATE TAXES

TD:	44
Parcel:	22994
Assessor Number:	24-032-150
Total Annual Taxes:	\$12,707.80

Comments:

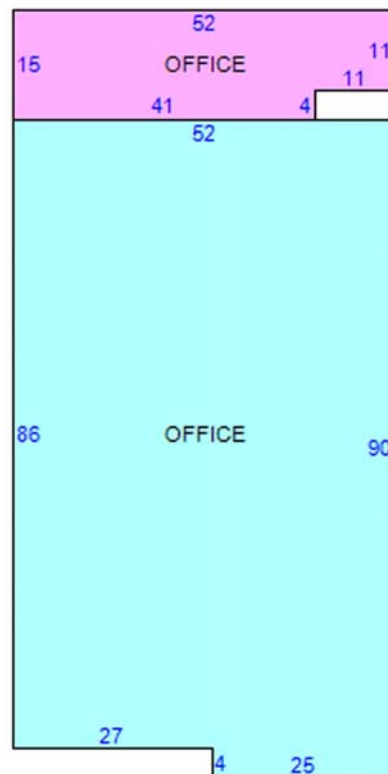
- Clean medical building.
- Very good exposure and demographics.
- Across from recently renovated Kroger.
- In the heart of Oregon's main retail and medical corridor.

BUILDING INFORMATION

Current Tenant:	None – building is vacant
Occupancy Date:	Upon Closing or lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	None – "as is"
Tenant responsible for taxes, insurance, lawn care, snow removal, content and liability insurance and janitorial	



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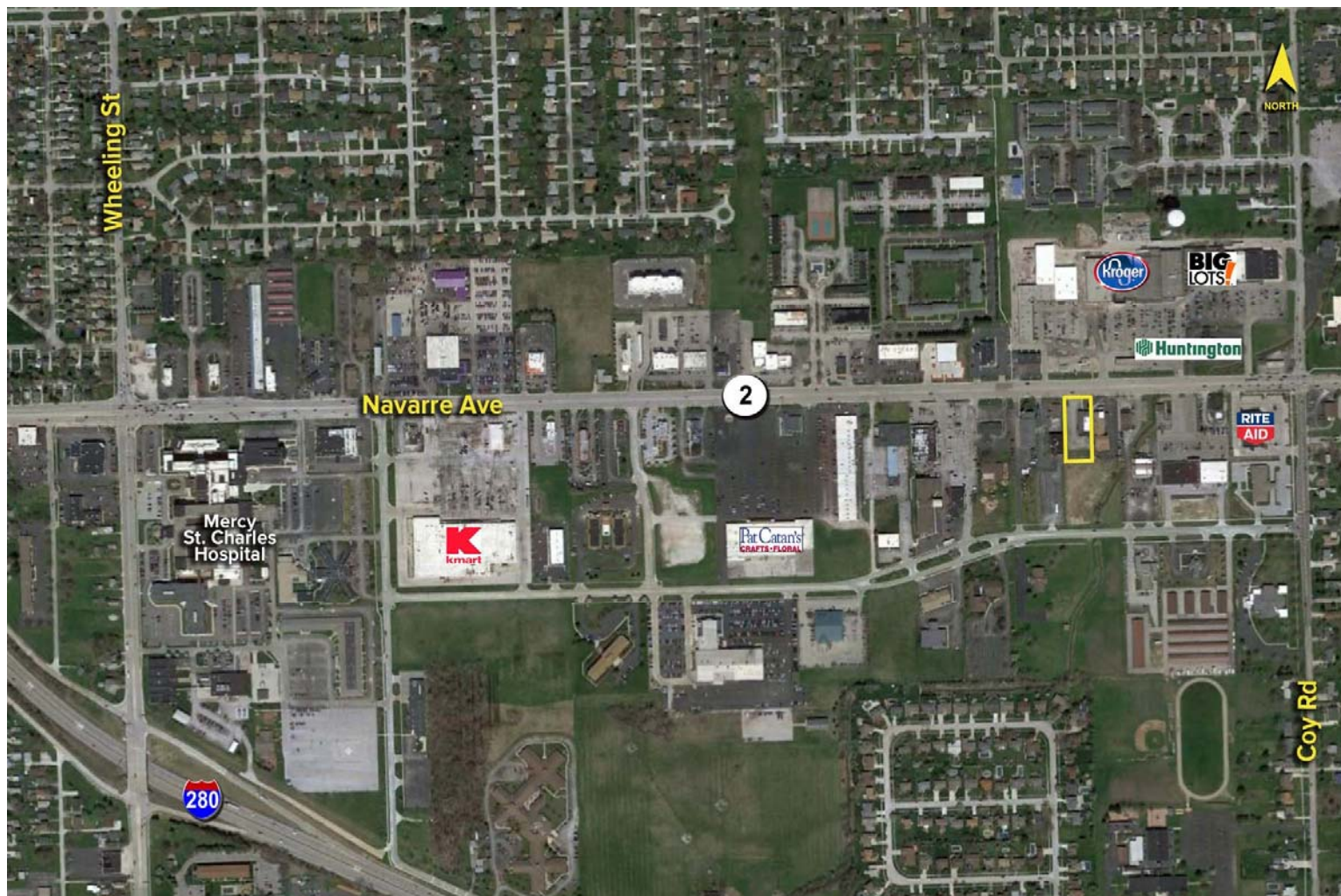
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