

401 N. MAIN STREET
WALBRIDGE, OHIO 43465

RETAIL SPACE FOR LEASE
4,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$1,000/month + utilities
Building Size:	4,000 square feet
Space Available:	4,000 square feet
Number of Stories:	One
Year Constructed:	1961
Condition:	Good
Lot Dimensions:	80'x180'
Acreage:	0.33
Closest Cross Street:	Union Street
County:	Wood
Zoning:	C-2
Parking:	16 spaces
Curb Cuts:	One
Street:	2 lane



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Block and brick
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Tiled
Ceiling Height:	10'
Basement:	No
Heating:	Gas Forced Air
Air Conditioning:	Yes
Power:	200 amp
Restrooms:	Yes
Sprinklers:	No
Signage:	Yes
Delivery Area:	No

BUILDING INFORMATION

Current Tenant:	Yes
Occupancy Date:	Upon lease execution
Other Tenants:	ETA - approximately 800 sf
Sign on Property:	Yes
Key Available:	Yes

Comments:

- Previously leased to a church.
- Corner lot.
- Well-maintained, clean space.

LEASE DETAILS

Term:	1 year minimum
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant Responsible For:	Janitorial, utilities & plate glass insurance

2017 REAL ESTATE TAXES

Parcel:	H31-712--050401034000
Total Taxes:	\$2,344.24

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,145	\$47,464
3 MILE	23,268	\$53,202
5 MILE	82,925	\$46,680

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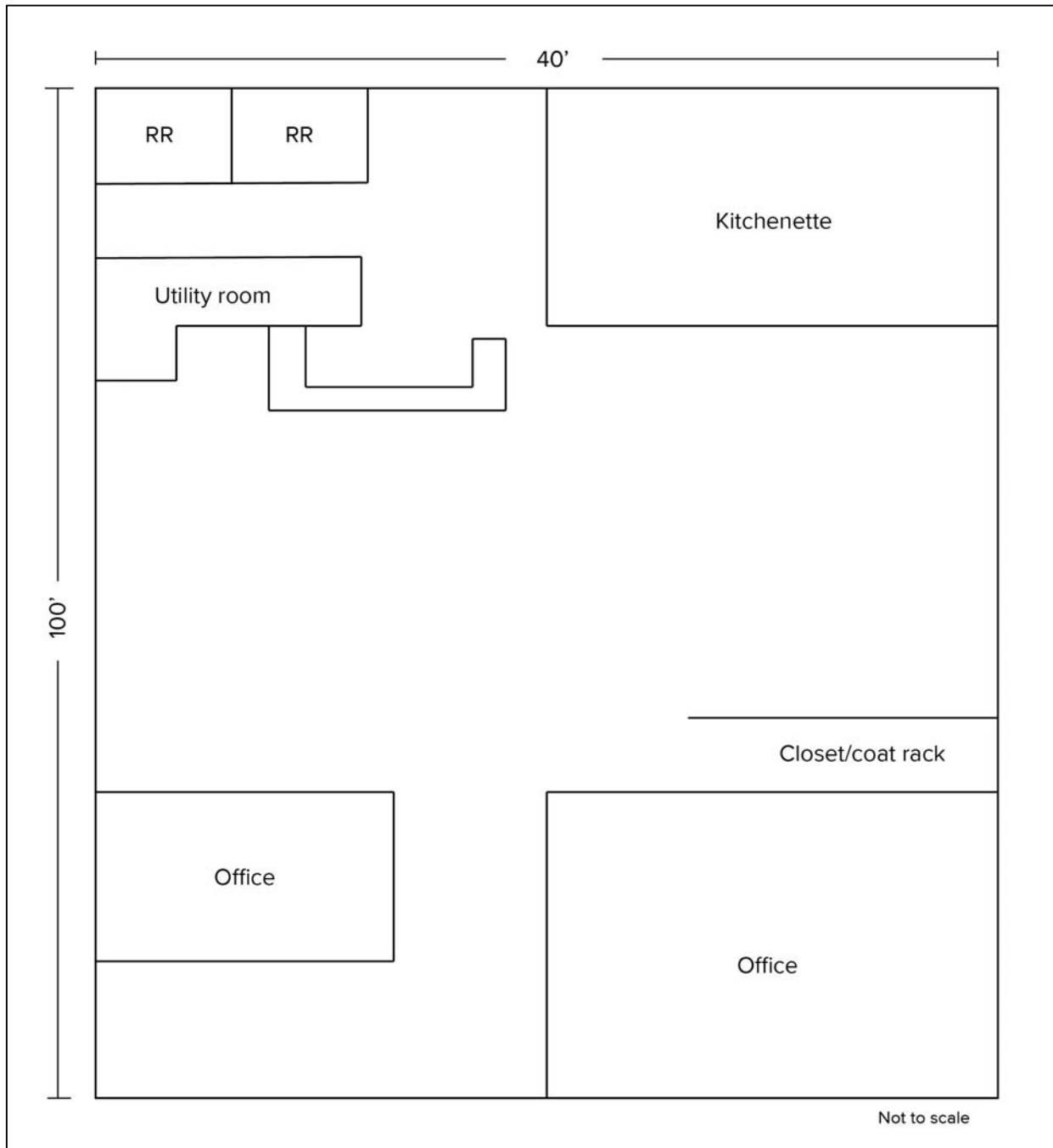
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