

5800 MONROE STREET
SYLVANIA, OHIO 43560

OFFICE CONDOMINIUM BUILDING
FOR SALE OR LEASE
6,364 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

BUILDING E UNIT 7 & 8



PRICE REDUCED

GENERAL INFORMATION

Sale Price:	\$395,000
Lease Rate:	\$11.00/SF gross plus suite janitorial
Building Size:	11,268 square feet
Space Available:	2,504 square feet
Number of Stories:	1
Year Constructed:	1969
Condition:	Good
Acreage:	9.5 acres (entire complex)
Lot Dimensions:	Irregular – approximately 540' frontage on Monroe Street
Closest Cross Street:	Corey Road
County:	Lucas
Zoning:	B-4
Parking:	In common
Curb Cuts:	3
Street:	4 lane with center turn lane



For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood truss
Roof:	Gable roof over wood deck with asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet and ceramic tile
Ceiling Height:	8' to 9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	6
Sprinklers:	No
Signage:	Facia signs and monument sign located at the gateway to the complex

ESTIMATED OPERATING EXPENSES

Real Estate Taxes	\$ 20,219.54
Property Insurance	Part of Condo Fee
Property Management	\$ 5,500.00
Repairs/Maintenance	\$ 7,000.00
Utilities (Gas and Oil)	\$ 20,000.00
Janitorial	\$ 5,000.00
Lawn Care	Part of Condo Fee
Snow Removal	Part of Condo Fee
Trash Removal	Part of Condo Fee
Condo Fee	\$19,200.00

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Suite janitorial

BUILDING INFORMATION

Current Tenant:	See tenant roster
Occupancy Date:	Upon lease execution
Sign on Property:	No
Key Available:	Yes

Comments:

- Property is managed by owner. The property management fee, utilities, repairs/maintenance and janitorial are estimated.
- Condo fees = lawn maintenance, maintenance and repair of ground lighting, snow removal, refuse removal, exterior window washing, HVAC filter change twice annually, lamp/ballast replacement, minor plumbing, electrical/general repairs, cleaning of eaves, restroom supplies and property insurance.

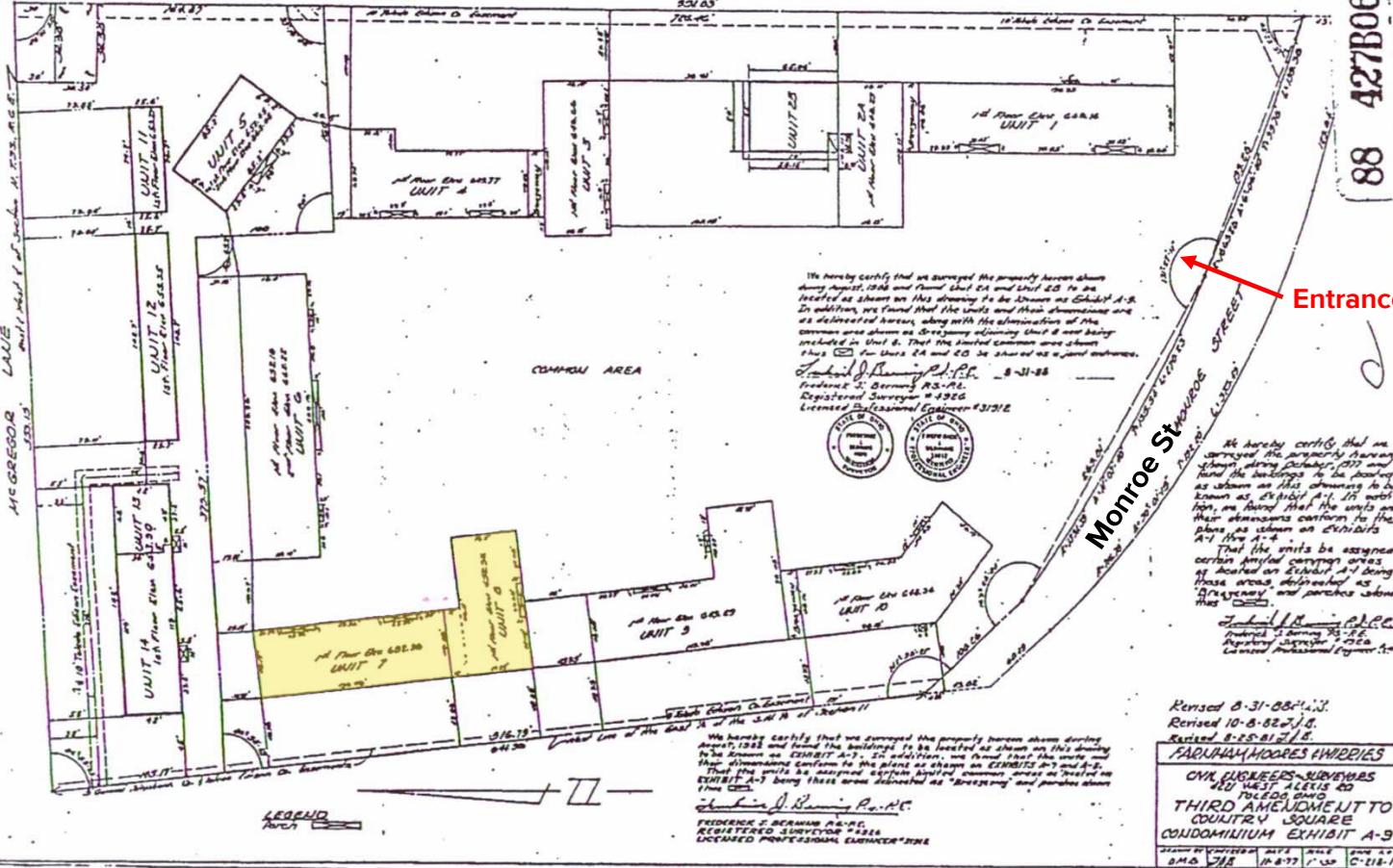
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COUNTRY SQUARE CONDOMINIUM
PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNS S. RANGE G.E.
CITY OF SYLVANIA, LUCAS COUNTY, OHIO



5800 Monroe Street, Sylvania, Ohio 43560

Office Condominium Building For Sale or Lease

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AVAILABLE



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5800 Monroe Street, Sylvania, Ohio 43560

Office Condominium Building For Sale or Lease

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3,860 SF space



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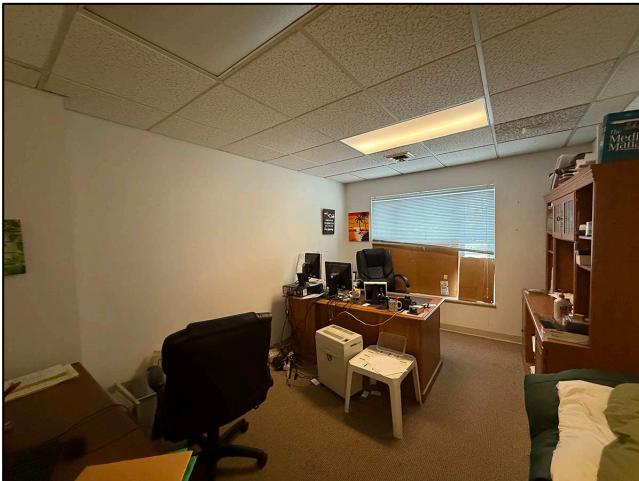
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5800 Monroe Street, Sylvania, Ohio 43560

Office Condominium Building For Sale or Lease

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Suite 4 – 320 SF + 466 SF + 1,718 SF = 2,503 SF space



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Office Condominium Building For Sale or Lease

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466 SF space



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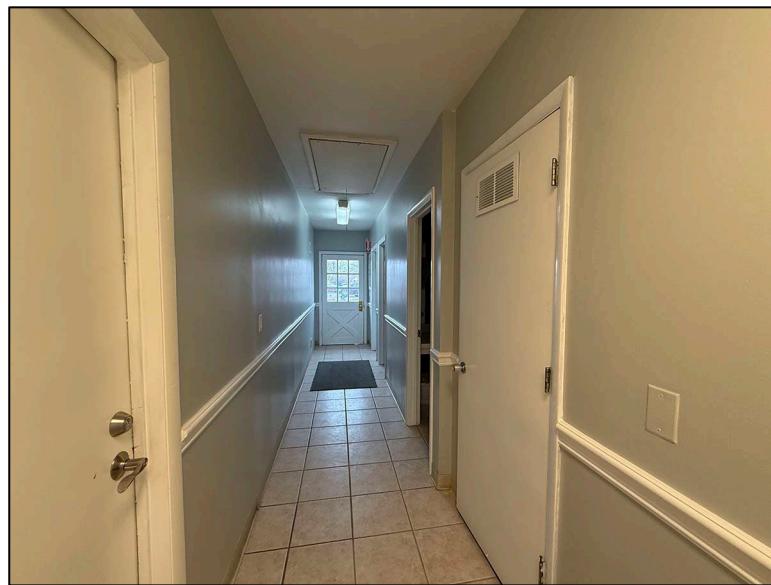
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Office Condominium Building For Sale or Lease

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320 SF space



Common restrooms

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RENT ROLL

Suite	Tenant	Square Footage	Annual Rent	Monthly Rent	Rent Term
1	Available - vacant	3,860			
2	Guardian Angel Home Healthcare	1,055	\$10,550	\$967	3/1/2023 – 2/28/2025
3	Balance Wellness Spa	1,650	\$14,400	\$1,100	10/1/2019 – 9/30/2023
4	Available Space - PBPM (Seller) Seller will vacate	2,504			Month to Month
5	Shear Productions	1,472	\$16,800	\$1,400	Month to Month

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,402	\$62,938
3 MILE	53,288	\$70,412
5 MILE	147,192	\$64,788

2021 TRAFFIC COUNTS (TWO-WAY)

15,632 Monroe Street

.052 miles to US 23

Exit 234 US 51 / US 184 east – Monroe Street

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