

**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

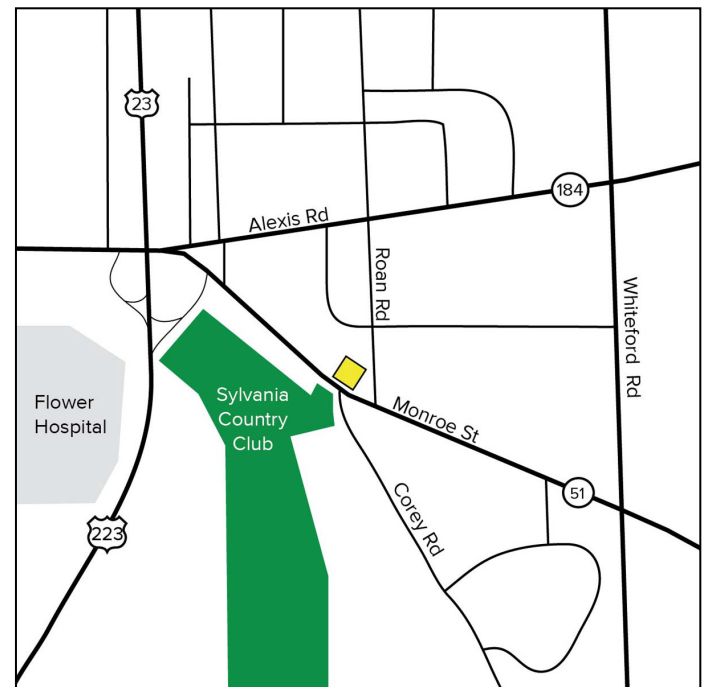
BUILDING E UNIT 7 & 8



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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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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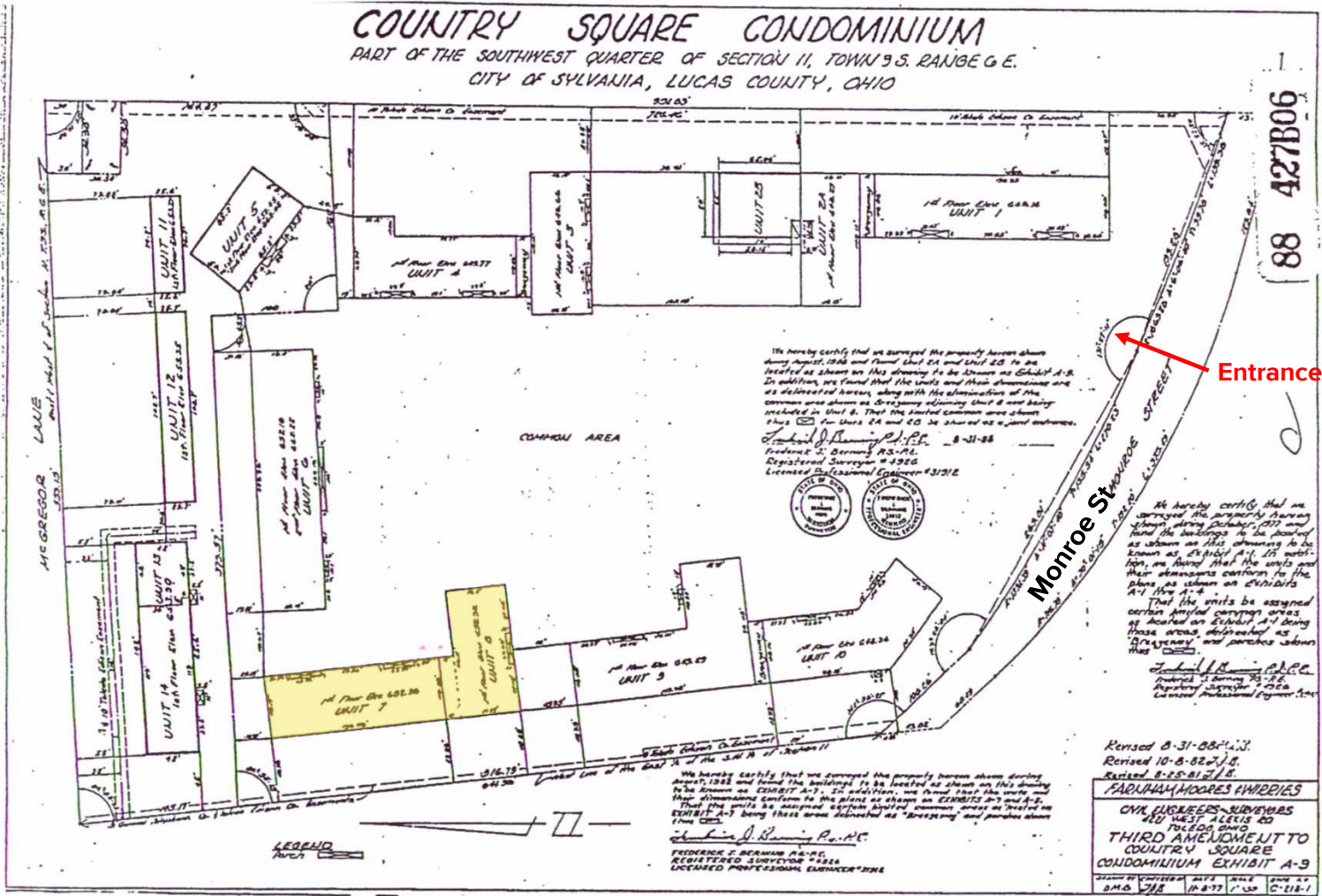
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2025 REAL ESTATE TAXES					
Parcel	Assessor Number	Annual Taxes	100% Land Tax Valuation	100% Building Tax Valuation	100% Total Valuation
82-14073	45-040-112	\$10,378.46	\$43,200	\$284,400	\$327,600
82-14075	45-040-112	\$9,841.08	\$99,700	\$210,900	\$310,600
Total:		\$20,219.54	\$142,900	\$495,300	\$638,200

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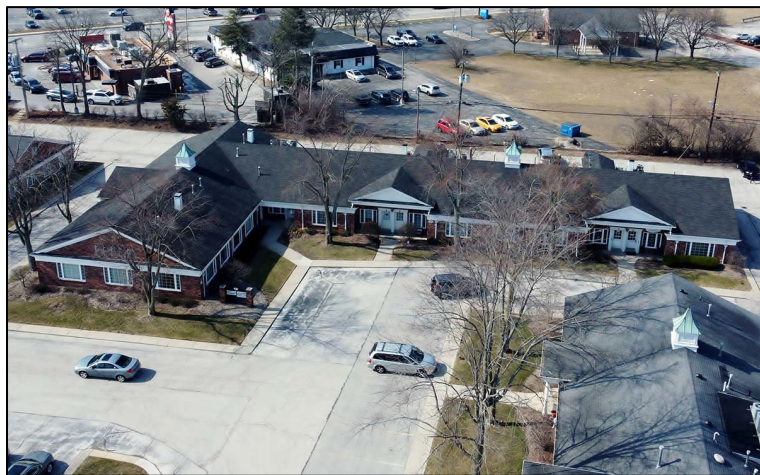
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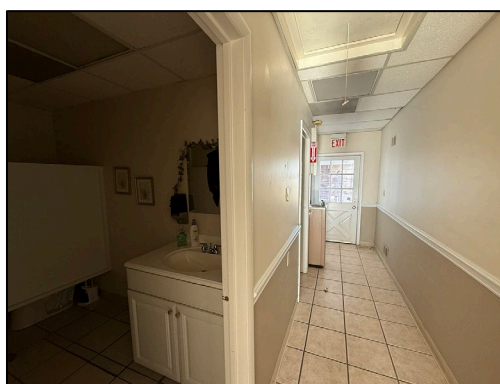
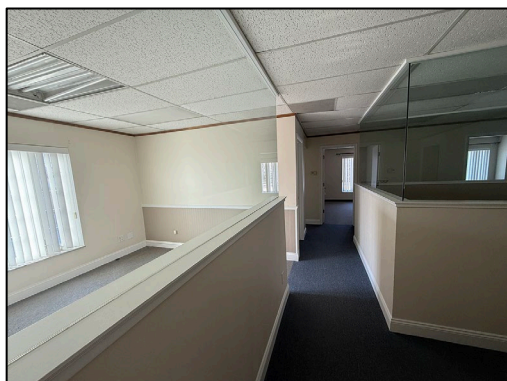
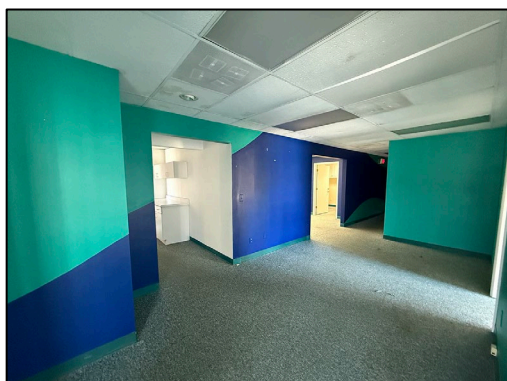
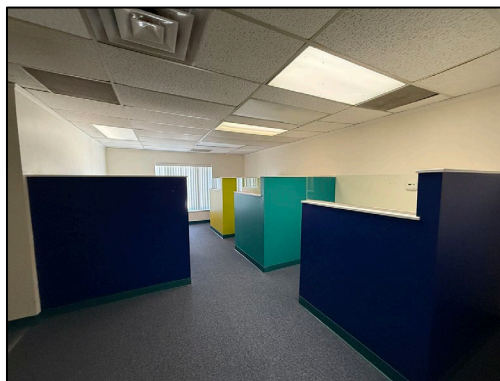
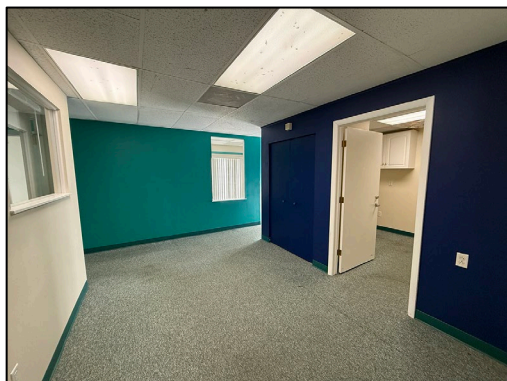
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Office Condominium Building For Sale or Lease

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3,860 SF space



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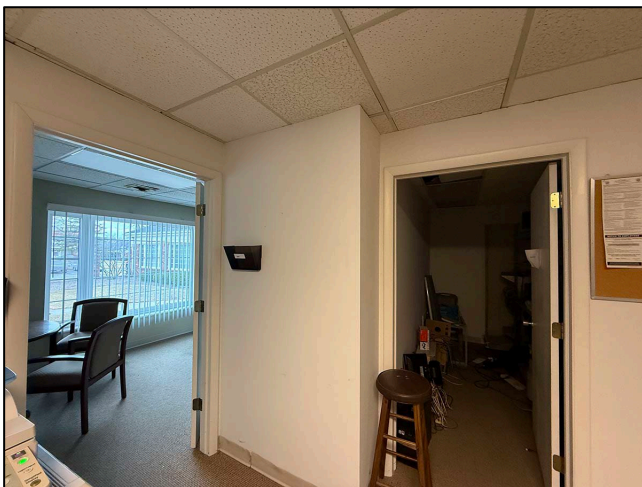
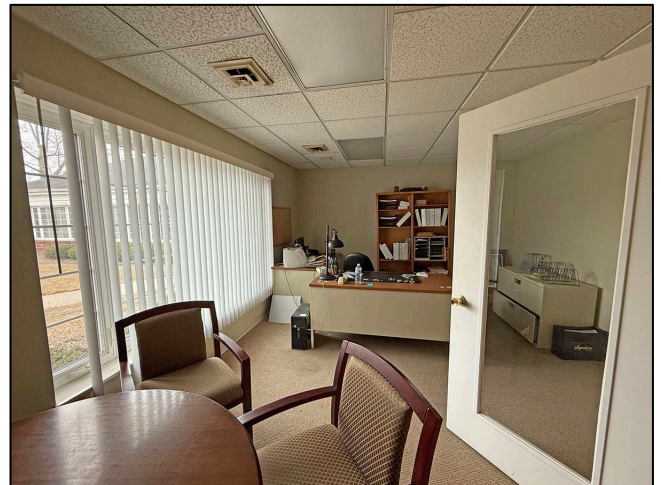
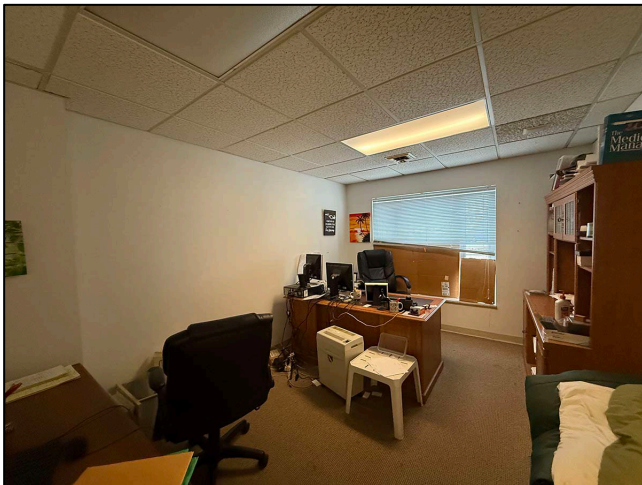
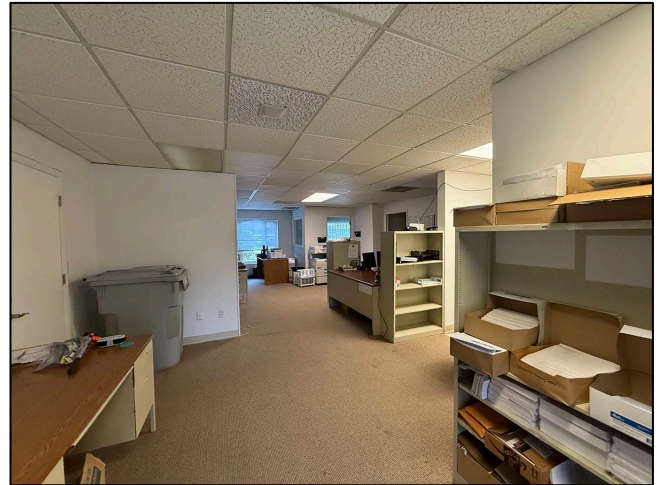
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Suite 4 – 320 SF + 466 SF + 1,718 SF = 2,503 SF space



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466 SF space



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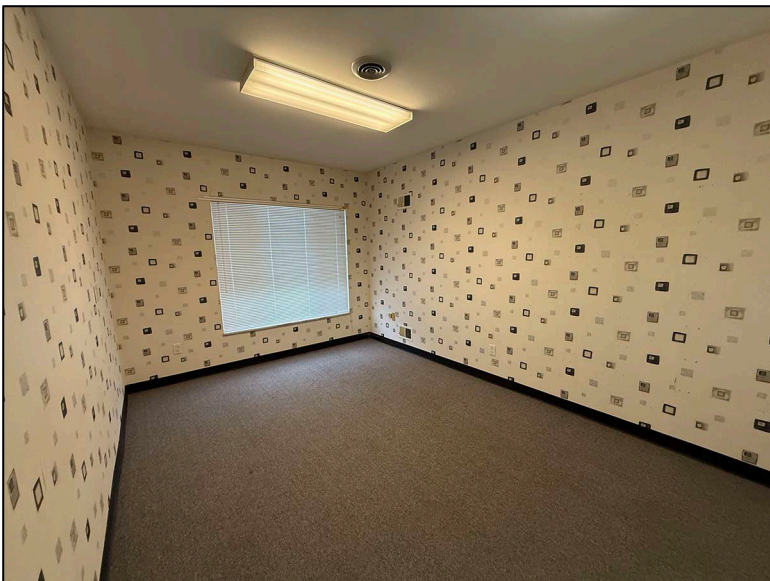
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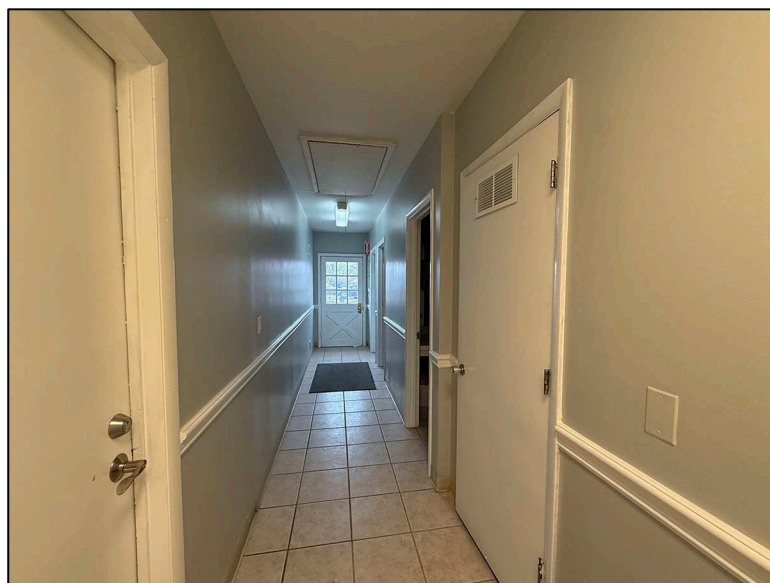
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320 SF space



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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