

27062 OAKMEAD DRIVE
PERRYSBURG TOWNSHIP, OH 43551

INVESTMENT SALE
2,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

PERRYSBURG TWP CONDOMINIUM



GENERAL INFORMATION

Sale Price:	\$210,000
Building Size:	2,000 square feet
Number of Stories:	1
Year Constructed:	1986
Condition:	Good
Acreage:	1.76 (4 condos on lot)
Closest Cross Street:	Fremont Pike (SR 20)
County:	Wood
Zoning:	C-2 Community Business District State Route 20/23 Overlay
Parking:	Approximately 41 spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Wood – recently repainted
Structural System:	Wood frame
Roof:	Pitched asphalt shingle – recently replaced
Floors:	Wood
Floor Coverings:	Carpet and tile
Ceiling Height:	Approximately 9'
Basement:	No – built on crawl space
Heating:	Gas forced air – replaced 2019
Air Conditioning:	Central
Power:	200 amps
Restrooms:	1
Overhead Doors:	No
Sprinklers:	No
Signage:	Monument and fascia

BUILDING INFORMATION

Current Occupant:	Refresh Management, LLC www.refreshmentalhealth.com
Occupancy Date:	Subject to tenant's lease
Sign on Property:	Yes
Key Available:	No – arrange tour with listing agent. Space is occupied.

2025 REAL ESTATE TAXES

Parcel:	P60-400-026104005200
Total Annual Taxes:	\$4,332.08
Land value:	\$51,000
Improvement value:	\$119,900
Total value:	\$170,900

Comments:

- Prior to Tenant's lease commencing, Landlord updated the flooring, freshly painted walls, replaced window(s), replaced restroom fixtures and replaced the front and side entry doors.
- Refresh Management's lease commenced May 1, 2023 (3-year term) and pays \$13.33/SF (\$2,222/month). Effective December 1, 2025, Tenant exercised its first option to renew. Tenant's new rent of \$13.66/SF (\$2,277.55/month) will begin on May 1, 2026, and Tenant's lease expires April 30, 2029. Tenant pays utilities, trash, janitorial and content/liability insurance. Landlord pays RE taxes and condo dues.
- Condo dues are \$575/quarter per condo. Insurance is \$659.50 per unit (not included in condo dues). The owner of 27066 Oakmead plows snow and salts (included in the condo dues).
- Tenant has one remaining renewal option of three years and must notify Landlord within 180 days notice before expiration of its intent to renew. Base rent will increase by 2.5%.
- Space consists of:
 - 6 large offices.
 - Open work area.
 - 1 restroom.
 - Kitchen.
 - Storage.
- Located in Perrysburg Township where no city income taxes are currently levied.

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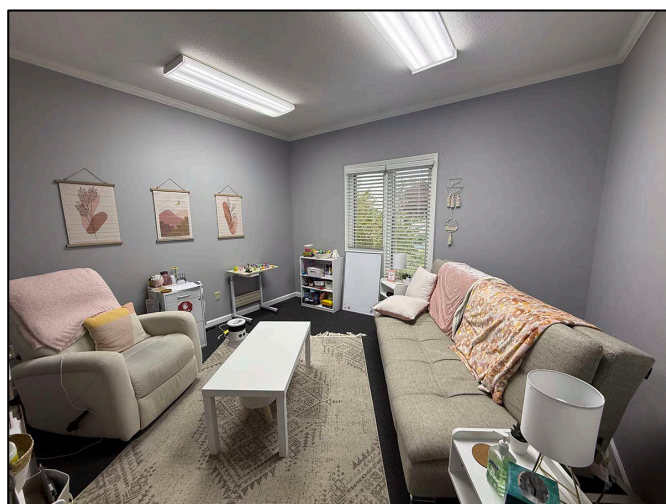
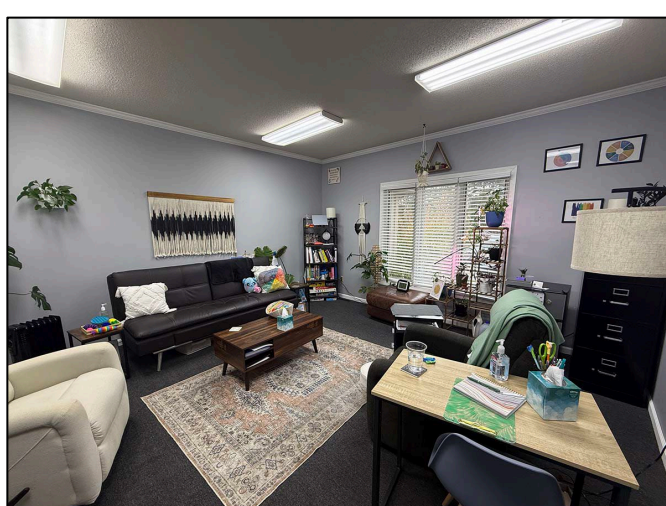
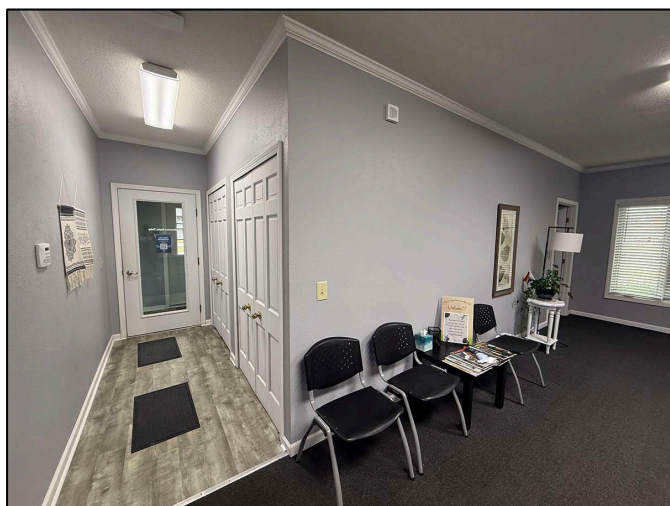
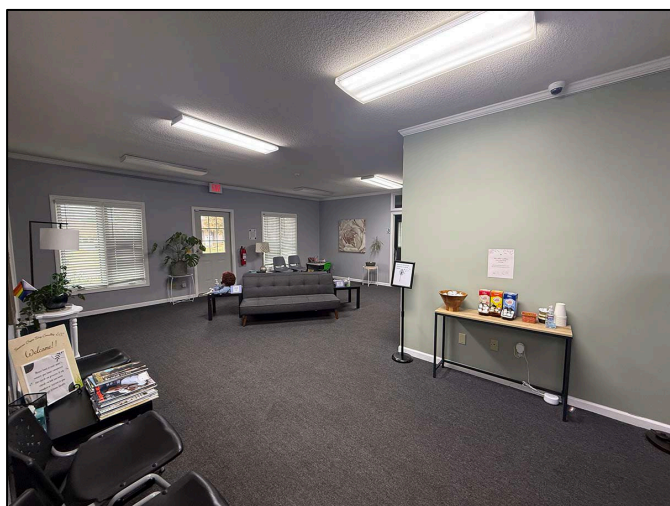
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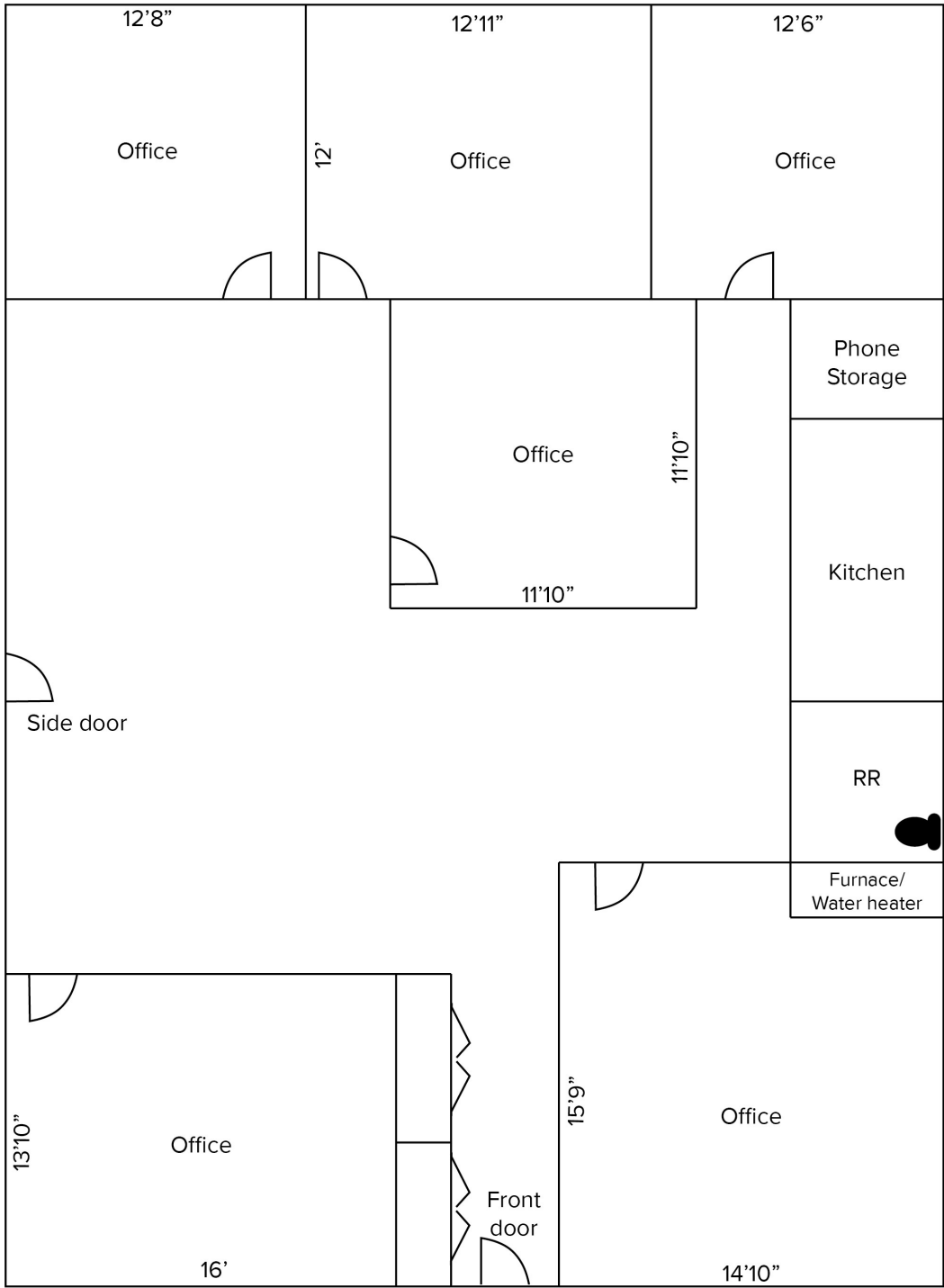
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Projected Proforma

Gross Scheduled Rental Income	\$27,330.60 (\$13.66/SF)
Plus Other Income	
Total Gross Income	
Less: Vacancy and Credit Loss	
	\$27,330.60 (\$13.66/SF)
Gross Operating Income	
Less: Operating Expenses	
Real Estate Taxes / Assessments	\$4,332.08 (\$2.17/SF)
Condo Dues	\$2,300.00 (\$1.15/SF)
Insurance	\$659.50 (\$0.33/SF)
Total Operating Expenses	\$7,281.58 (\$3.65/SF)
Net Operating Income	\$20,039.02

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