

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 <a href="http://www.refreshmentalhealth.com">www.refreshmentalhealth.com</a>
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 \$585/quarter per condo. Oakmead Condo Association is responsible for all common areas.
- 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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# 27062 Oakmead Drive, Perrysburg Twp., OH 43551

## Investment For Sale

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## Projected Proforma

<b>Gross Scheduled Rental Income</b>	<b>\$27,330.60 (\$13.66/SF)</b>
Plus Other Income	
<b>Total Gross Income</b>	
Less: Vacancy and Credit Loss	
	<b>\$27,330.60 (\$13.66/SF)</b>
<b>Gross Operating Income</b>	
Less: Operating Expenses	
Real Estate Taxes / Assessments	\$4,332.08 (\$2.17/SF)
Condo Dues	\$2,300.00 (\$1.15/SF)
<b>Total Operating Expenses</b>	<b>\$6,632.08 (\$3.32/SF)</b>
<b>Net Operating Income</b>	<b>\$20,698.52</b>

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