



## 1069 KLOTZ RD - EAST BUILDING

Parcel #B07-511-30040102-8001

1069 Klotz Rd Bowling Green, Ohio, 43042

### BUILDING 1 - HERITAGE CORNER

Gross Building Area: **22,288 SF**

Parcel Area: **3.00 Acres**

Year Built: **2011 & 2012**

Business Type: **Senior Living**

Market Area: **Bowling Green, Ohio**

Zoning: **S-3 Planned Institutional District**

### PROPERTY OVERVIEW

- Full building for sale. Building was previously split between two tenants being skilled nursing and medical office.

- Property types in the surrounding area are a mix of residential, commercial, and light industrial. Commercial retail properties consist of fast food restaurants, gas stations, detached offices and vehicular maintenance.

## **BUILDING DESCRIPTION**

### **CONSTRUCTION DETAIL**

Year Built:	<b>2011/2012</b>
Size:	7,700 SF (Medical Office) 14,588 SF (Nursing Home / Conversion) <b>Total - 22,288 SF</b>
Foundation:	<b>Slab</b>
Framing:	<b>Wood &amp; Masonry</b>
Exterior walls:	<b>Brick</b>
Roof:	<b>Pitched, wood truss, composition shingle</b>
Drain System:	<b>Aluminum gutters and downspouts</b>
Windows:	<b>Metal casement with insulated glass</b>
Doors:	<b>Exterior- glass automatic and hollow metal Interior- solid wood core</b>

### **MECHANICAL DETAIL**

Heating and Cooling:	<b>Gas fired heating system in halls and general rooms. Electrical through wall in patient rooms</b>
Attic:	<b>8 Foot wide catwalk</b>
Plumbing:	<b>Office plumbing and nursing home suites</b>
Bathing Areas:	<b>Ceramic walls and floors</b>
Security:	<b>Security systems, fire alarm</b>
Sprinklers:	<b>Wet system in most, dry in attic, fire alarm system. Fire extinguishers &amp; smoke alarms</b>

### **GENERAL INTERIOR FINISHES**

Floor Covering:	<b>Vinyl tile, carpet, some ceramic</b>
Walls:	<b>Painted drywall, some tile, wallpaper</b>
Ceiling:	<b>Painted Drywall</b>
Lighting:	<b>Recessed fluorescent fixtures in hallways, offices and common areas. Wall mounted LED and can fixtures in rooms</b>

### **SITE IMPROVEMENTS**

Lighting:	<b>Building and Yard lights</b>
Parking:	<b>Asphalt parking</b>
Landscaping:	<b>Lawn, shrubs, plants, trees, walkways</b>

