

301 RIVER ROAD  
MAUMEE, OH 43537

INVESTMENT PROPERTY FOR SALE  
14,503 Square Feet



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$1,100,000
Building Size:	17,857 square feet
Number of Stories:	Three
Year Constructed:	1836
Condition:	Very good
Acreage:	0.47 acres
Lot Dimensions:	Irregular
County:	Lucas
Zoning:	C-3 – Uptown Commercial District
Closest Cross Street:	Wayne Street
Parking:	40 spaces
Curb Cuts:	Two
Street:	2 lane



For more information, please contact:

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**BUILDING SPECIFICATIONS**

Exterior Walls:	Brick
Structural System:	Wood joist
Roof:	Shingle (new in 2013)
Floors:	Wood
Floor Coverings:	Carpet, ceramic & vinyl tile
Basement:	Yes
Heating:	Gas Forced Air
Air Conditioning:	Central
Power:	400 amp
Restrooms:	Six (2 per floor)
Sprinklers:	Yes
Elevator:	Yes
Signage:	Yes

**BUILDING INFORMATION**

Current Tenant(s):	Levi & Lilac's, Creekmur Wealth Advisors
Occupancy Date:	At closing
Sign on Property:	No
Showing Instructions:	Contact agent for access

**2026 REAL ESTATE TAXES**

TD:	36
Parcel Number:	12801, 12807, 12814
Assessor Number:	43-126-003, 004, 007
Total Annual Taxes:	\$25,950.34

**Comments:**

- This former Governor's Inn is the oldest commercial building in Lucas County. It was listed in 1974 on the National Register of U.S. Historical Places. The building is significant for its architectural contributions to the area. The property reflects the designs and style of its time, showcasing the historical context of the region.
- Fully occupied retail/office investment property. The first-floor retail space comprises of a restaurant, bar, coffee shop, and a full kitchen. The third-floor office space is leased to a national wealth advisor with multiple offices and a partnership with Wall Street.
- The second-floor space is currently being used by the seller as an event center and seats approximately 120; it is newly carpeted and has a dance floor. If agreed to with the seller, the new owner can operate the event center or lease it out.
- Features include an elevator, new patio, and updated parking lot. The seller has also painted and tuck and pointed the entire building.

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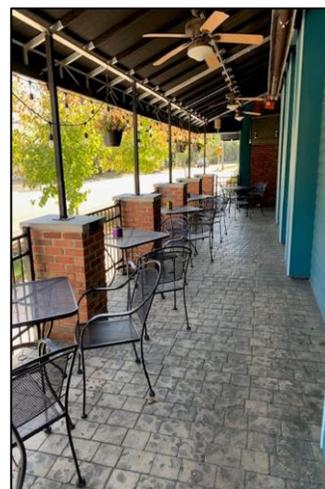
# 301 River Road, Maumee, OH 43537

## Investment Property For Sale

14,503  
Square Feet



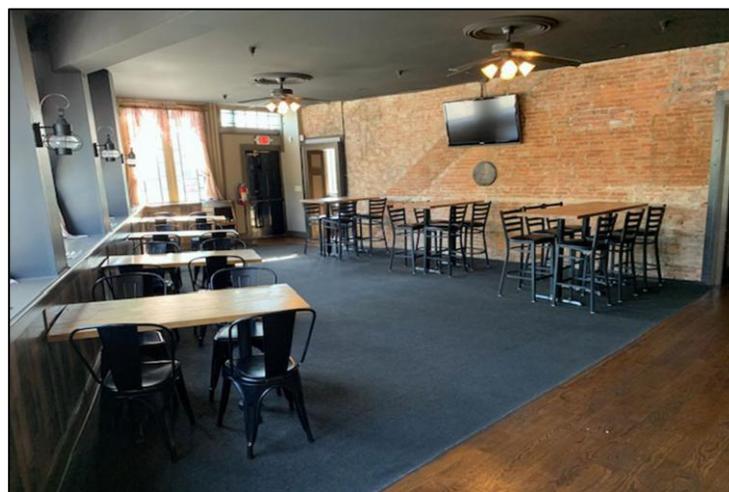
Main entrance



Patio



1st floor dining room



1st floor dining room



Bar



Bar

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# 301 River Road, Maumee, OH 43537

## Investment Property For Sale

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Coffee Shop



Coffee Shop



Kitchen



Kitchen



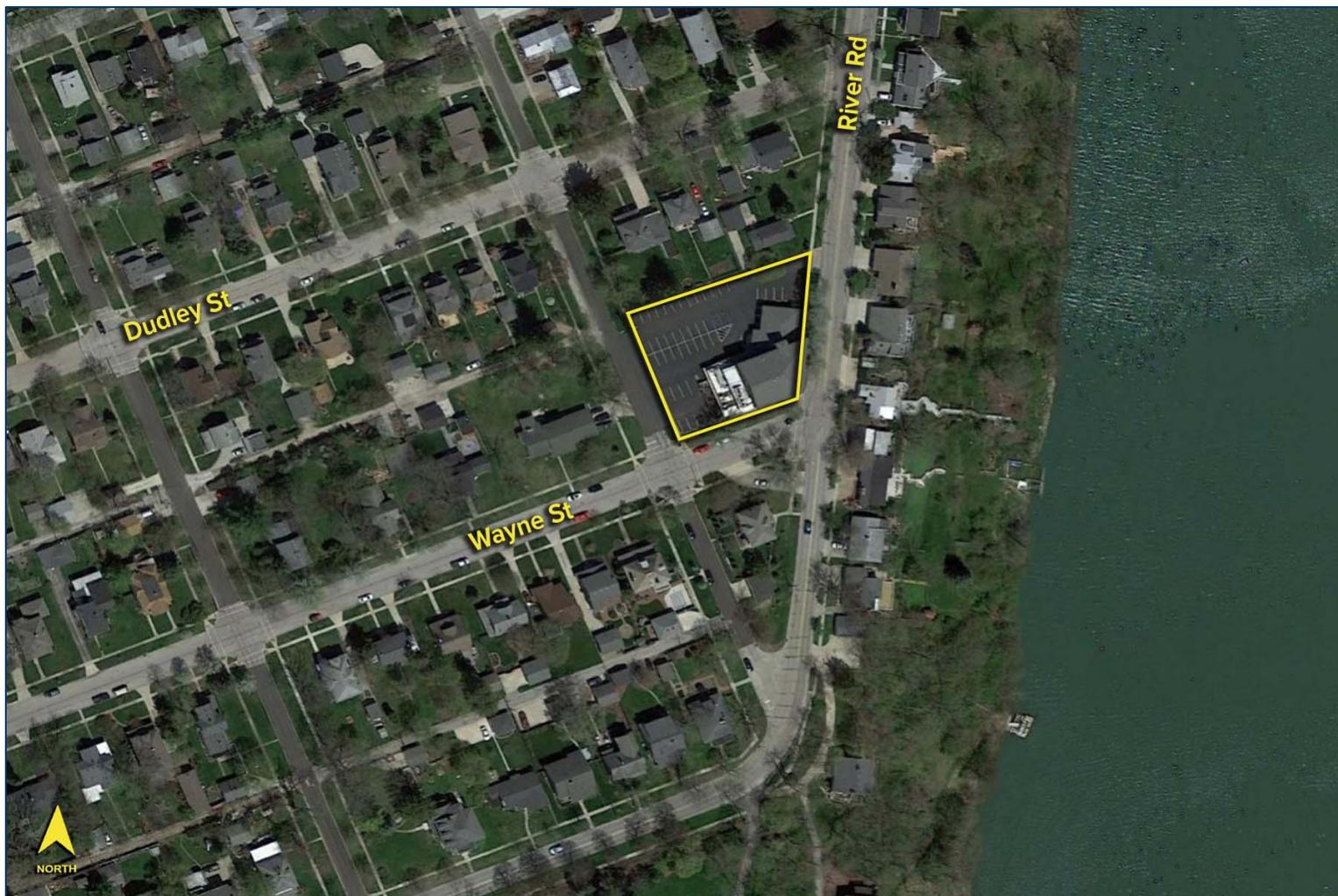
Second floor Event Center



Second floor Event Center

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**DEMOGRAPHICS**

	POPULATION	MED. HH INCOME
1 MILE	5,751	\$70,658
3 MILE	50,799	\$66,624
5 MILE	111,274	\$64,574

**TRAFFIC COUNTS (TWO-WAY)**

River Road – 4,793 (2016)

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## Projected 2026 Proforma

<b>Gross Scheduled Rental Income:</b>		<b>\$ 115,030</b>
Levi & Lilac's – CAM:		\$ 19,284
Creekmur – CAM:		\$ 3,000
<b>Total Annual Gross Income:</b>		<b>\$ 137,314</b>
<b>Less: Operating Expenses</b>		
Accounting and Legal	\$ 1,500 (estimate)	
Property Insurance	\$ 4,930 (actual 2026)	
Real Estate Taxes	\$ 25,950 (actual 2026)	
Repairs and Maintenance	\$ 10,000 (estimate)	
Utilities:	\$ 14,800 (actual 2025) – (Landlord portion is 30%)	
<b>Total Operating Expenses:</b>		<b>\$ 57,180</b>
<b>Net Operating Income:</b>		<b>\$ 80,134</b>

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