

702 E. MAIN STREET
DELTA, OH 43515

INVESTMENT PROPERTY FOR SALE



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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMUNITY MARKETS



GENERAL INFORMATION

Sale Price:	\$895,000
Building Size:	14,016 SF
Number of Stories:	One
Year Constructed:	1945 (renovated 2002)
Condition:	Very good
Lot Dimensions:	Irregular
Acreage:	0.91
Closest Cross Street:	Washington Street
County:	Fulton
Zoning:	Commercial
Parking:	75 spaces
Curb Cuts:	3
Street:	2 lane, 2 way



For more information, please contact:

GERMANO BRESSAN, CCIM

(419) 249 6309

gbressan@signatureassociates.com

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Concrete block
Structural System:	Steel joist
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Vinyl tile
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Restrooms:	2
Recent Major Maintenance:	New lighting, flooring and Pharmacy in 2002. Repaved parking lot in 2019 and new roof in 2010.

2026 REAL ESTATE TAXES

Parcel Numbers:	31-059656-00.000 31-059664-00.000 27-052364-00.000
Total Annual Taxes:	\$9,817.96



Comments:

- This double net investment property with an NOI of \$73,927.60 is offered at 8.26% cap rate.
- The property is located in the village of Delta, Ohio. The tenant, Fresh Encounter, Inc., has operated in this location since 1990. The seller purchased this investment in 1990. Fresh Encounter, Inc. operates 49 similar grocery stores in small towns and villages across the region.
- The seller is responsible for the structure, roof (new in 2010) and the property insurance (\$3,185 per year). In addition to the rent the tenant pays percentage rent of 1% over \$3 Million in revenue capped at \$4 Million. The maximum percentage rent of \$10,000 has been paid for the past 25 years.
- The current lease expires February 28, 2029, and the tenant has no option to renew. The tenant may be willing to add renewal options to their lease. The tenant currently is paying \$5,726.05 per month plus percentage rent annually.

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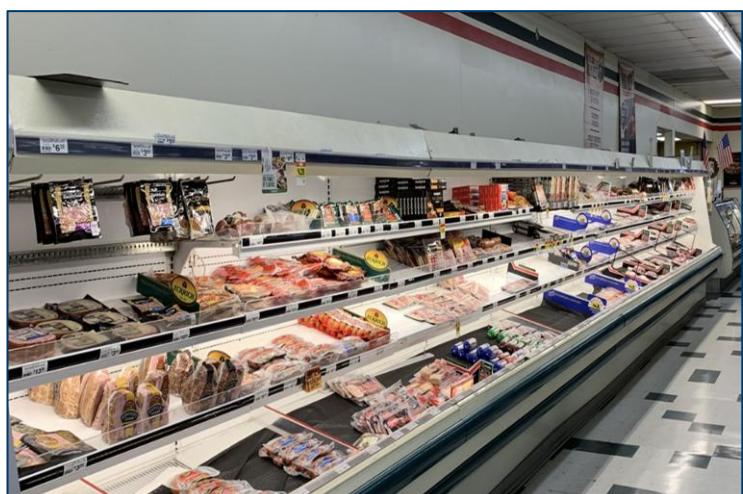
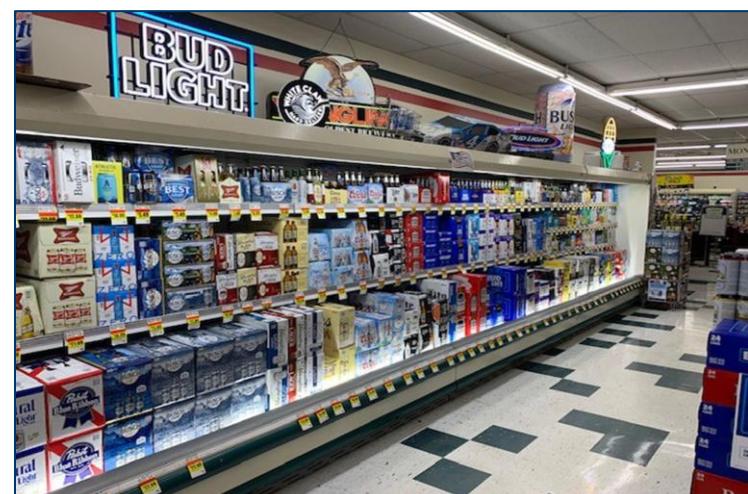
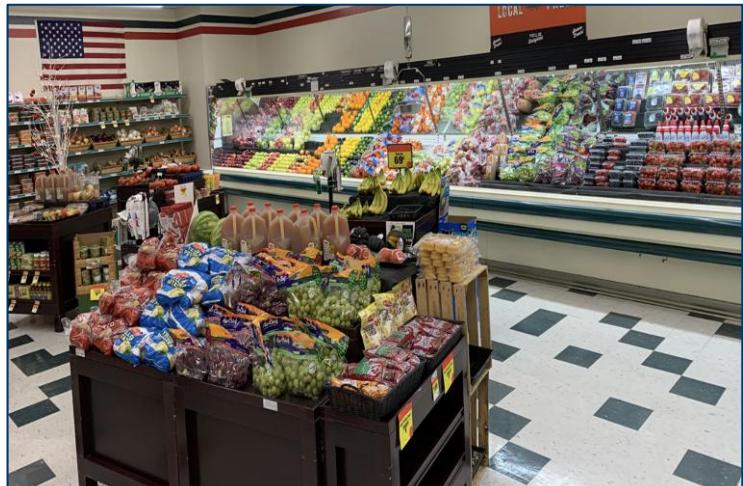
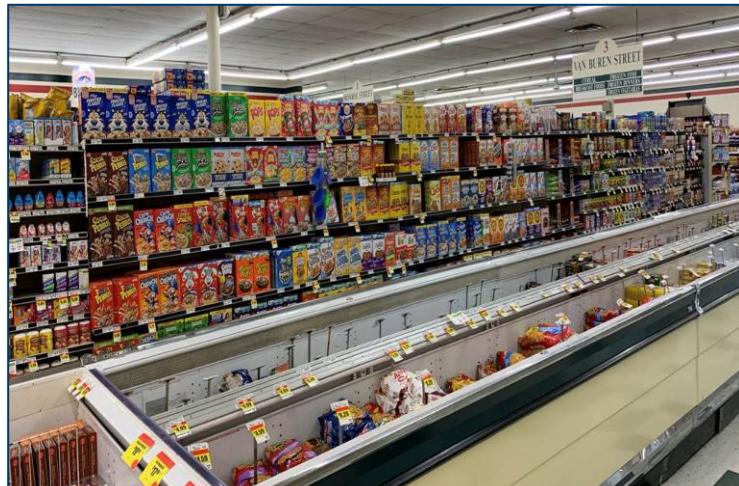
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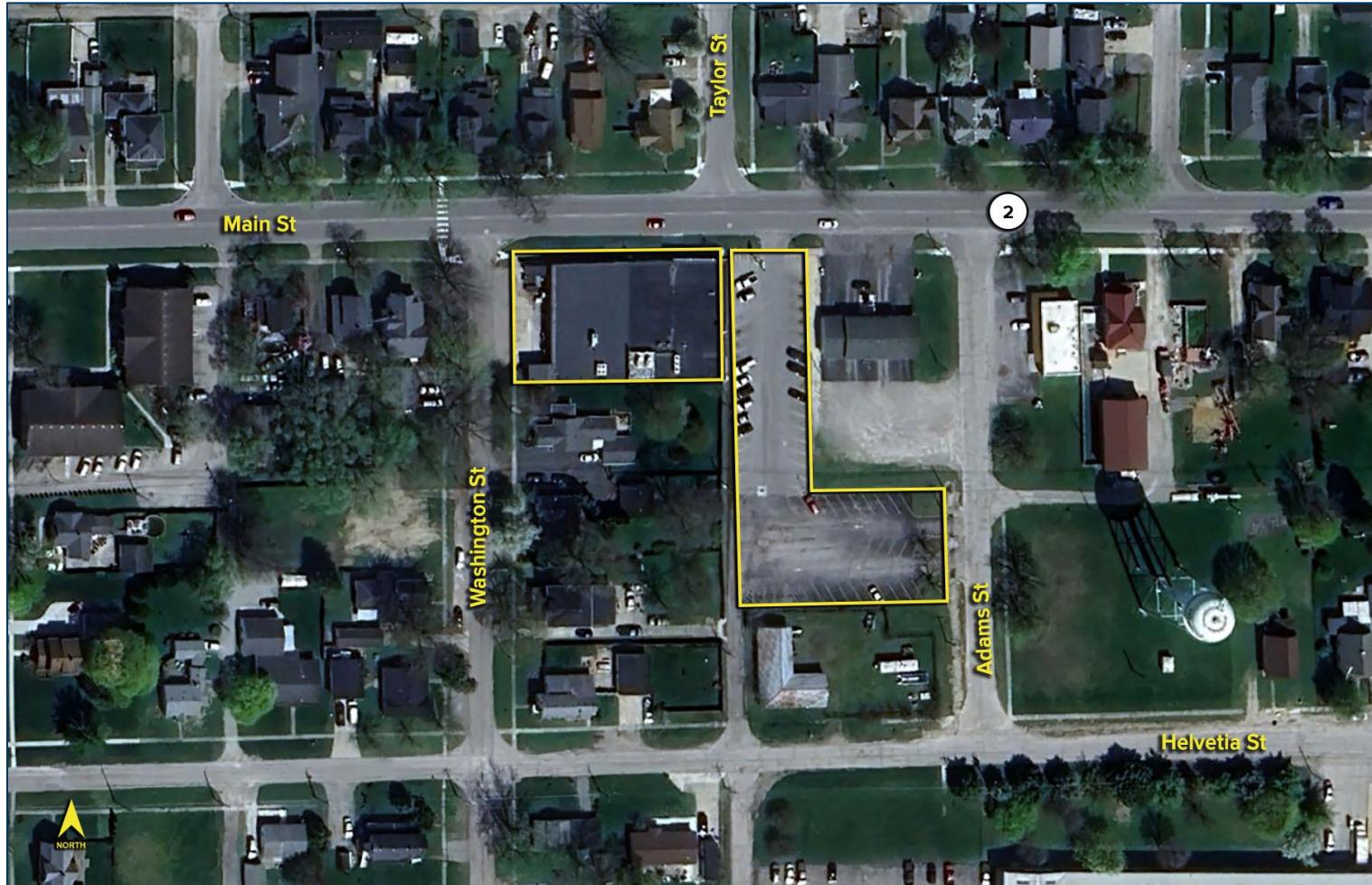
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,112	\$68,909
3 MILE	4,887	\$75,730
5 MILE	9,011	\$81,892
10 MILE	38,994	\$81,498

TRAFFIC COUNTS (TWO-WAY)

7,136	Main Street (US 20A)
655	County Road 6-2
3,013	South Madison Street

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2025 Income & Expense Statement

Gross Scheduled Rental Income	\$68,712.60
Plus Other Income (Percentage Rent)	\$10,000.00
Total Gross Income	\$78,712.60
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Gross Operating Income	\$78,712.60
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Less: Operating Expenses	
Property Insurance	\$3,185.00
Roof/Structure Reserve (2%)	\$1,600.00
Total Operating Expenses	\$4,785.00
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Net Operating Income	\$73,927.60

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