

534 COUNTYLINE STREET
FOSTORIA, OH 44830

COMMERCIAL BUILDING FOR SALE
10,810 Square Feet Available



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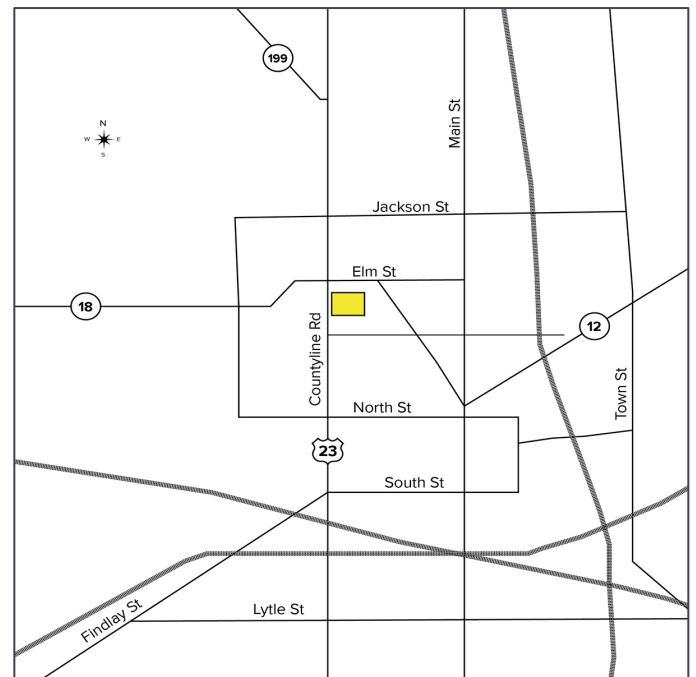
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER ADVANCE AUTO



GENERAL INFORMATION

Price:	\$325,000
Building Size:	10,810 square feet
Number of Stories:	One
Year Constructed:	1964
Condition:	Good
Lot Dimensions:	190'x 236'
Acreage:	1.02 acres
Closest Cross Street:	Liberty Street
County:	Seneca
Zoning:	B-2 Commercial
Parking:	82 spaces
Curb Cuts:	Two
Street:	4 lane



For more information, please contact:

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel joist
Roof:	EDPM white rubber membrane per owner
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	12'
Basement:	Yes
Heating:	Updated Reznor gas unit heater in rear warehouse. Updated horizontal unit furnace
Air Conditioning:	Yes
Power:	600a/120/208v
Restrooms:	Two
Security System:	ADT
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia & pylon

BUILDING INFORMATION

Current Occupant:	Former Advance Auto
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes

2026 REAL ESTATE TAXES

Parcel:	P51-01-083860-00-00
Total Taxes:	\$6,736.14
Land value:	\$58,370
Improvement value:	\$220,220
Total value:	\$278,590

Comments:

- Width on interior is approximately 92'. Retail floor depth is approximately 94½'. Column spacing is approximately 30' x 32'.
- Previously had an intercom system.
- Janitor's sink.
- Directly across the street from a newer Casey's and O'Reilly Auto Parts.
- Former uses include: A&P Grocery store, Rite Aid, Advance Auto Parts.

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Front of building



Pylon sign



North elevation



South elevation



Truckwell

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Showroom



Showroom



Showroom



Showroom



Former pharmacy room



Restrooms and janitor's sink

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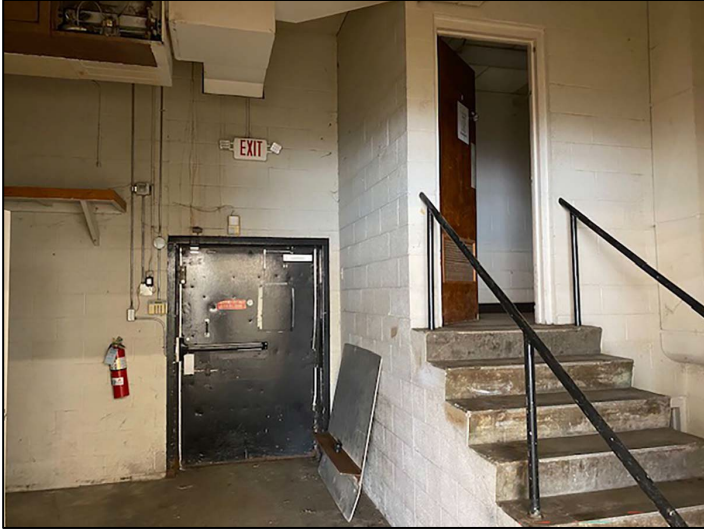
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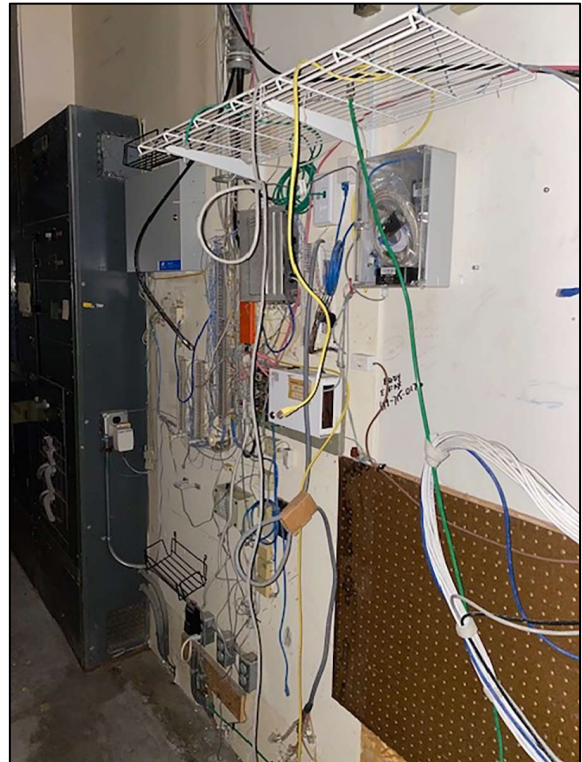
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Upper level room



Steps to lower level



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