

122-126 W. WAYNE STREET  
MAUMEE, OH 43537

INVESTMENT BUILDING FOR SALE



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FULL-SERVICE COMMERCIAL REAL ESTATE

**UPTOWN MAUMEE**



## GENERAL INFORMATION

Asking Price:	\$1,075,000 (7.5% cap rate)
Building Size:	11,280 SF GBA
Number of Stories:	2
Year Constructed:	1945
Condition:	Good
Lot Size:	0.29 AC ± (97' x 132')
Closest Cross Street:	Mid-block Conant St./Allen St.
County:	Lucas
Zoning:	C-3 – Uptown Maumee
Parking:	Rear parking - 15 spaces + Street
Curb Cuts:	Yes
Street:	2 lane, 2 way



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

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

# 122-126 W. Wayne Street, Maumee, OH 43537

## Investment Building For Sale

11,280  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

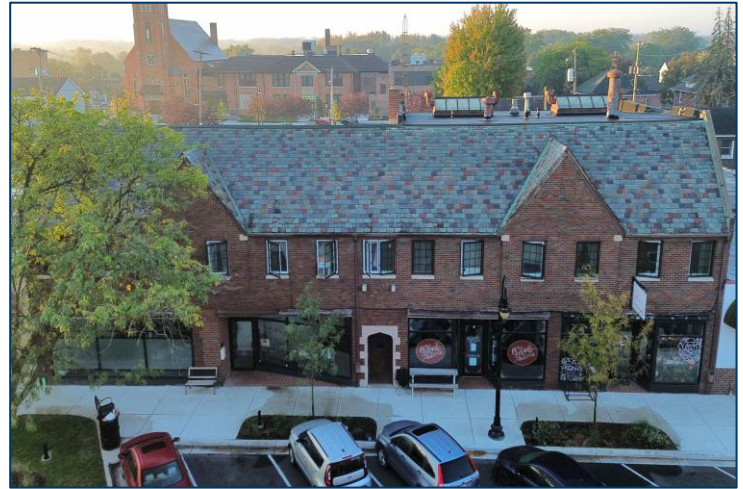
Exterior Walls:	Brick
Structural System:	Block
Roof:	Slate/Built-up
Floors:	Wood
Floor Coverings:	Carpet/vinyl
Ceiling Height:	9'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central – commercial units Window units –apartment units
Power:	100 amps – commercial units 60 amps – apartment units
Restrooms:	1 per unit – apartment units 1-2 – commercial units
Security System:	No
Sprinklers:	No
Signage:	Yes

### BUILDING INFORMATION

Current Occupant:	3 commercial units 8 apartment units
Occupancy Date:	Building is 100% occupied
Sign on Property:	No
Showing Instructions:	Contact listing agent

### 2025 REAL ESTATE TAXES

ADDRESS	PARCEL NUMBER	TOTAL TAXES
122 W. Wayne	36-08001	\$8,087.79
126 W. Wayne	36-07994	\$6,023.20
Total Annual Taxes:		\$14,110.99



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### LEASE INFORMATION (AS OF 03/01/2026)

Address	Tenant	Square Footage	Monthly Rent	Annual Rent	Lease Term	Start Date
<b>Commercial Units – 1<sup>st</sup> Floor</b>						
122 W. Wayne	Bratt Salon	3,000 SF ±	\$2,400	\$28,800	12/2023 – 11/2026	2023
124 W. Wayne	The Garage Men's Grooming	1,300 SF ±	\$1,300	\$15,600	MTM	2021
126 W. Wayne	In Bloom/Florist & Gifts	1,300 SF ±	\$1,200	\$14,400	MTM	2018
<b>Apartment Units - 2<sup>nd</sup> Floor</b>						
122 ½ W. Wayne						
Apt. 1	Occupied	1 BR - 550 SF ±	\$595	\$7,140	MTM	2020
Apt. 2	Occupied	2 BR - 600 SF ±	\$750	\$9,000	MTM	2009
Apt. 3	Occupied	2 BR - 600 SF ±	\$750	\$9,000	MTM	2024
Apt. 4	Occupied	1 BR - 550 SF ±	\$595	\$7,140	MTM	2001
Apt. 5	Occupied	1 BR - 550 SF ±	\$595	\$7,140	MTM	2023
Apt. 6	Occupied	1 BR - 550 SF ±	\$595	\$7,140	MTM	2019
Apt. 7	Occupied	1 BR - 550 SF ±	\$595	\$7,140	MTM	2021
Apt. 8	Occupied	1 BR - 550 SF ±	\$595	\$7,140	MTM	2014
<b>Total:</b>			\$9,970	\$119,640		

### Comments:

#### 122 & 122 ½ Wayne - Parcel 36-08001 (AKA East Building)

##### Bratt Salon - 122

- Bratt Salon utilities (water, gas, & electric) are all separate
- Two gas forced heating systems in basement

##### Apartments 1, 2, 3, & 4 – 122 1/2

- Apartments have separate utilities (gas and electric only)
- Gas forced air heating located in each apartment
- Hot water tanks are in the basement along with electric panels (60 & 100 amps electric)
- Window AC units only

#### 124 126, & 122 ½ Wayne - Parcel 36-07994 (AKA West Building)

##### The Garage and In Bloom

- Utilities (water, gas, & electric) are all separate
- Gas forced heating system - one in each unit

##### Apartments 5, 6, 7, 8 – 122 1/2

- Apartments have separate utilities (gas and electric only)
- Hot water tanks and gas forced air heating systems are in the attic (60 amps electric)
- Window AC units only

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### Projected Proforma

<b>Gross Scheduled Rental Income</b>		<b>\$119,640</b>
Plus Other Income	\$0	\$0
<b>Total Gross Income</b>		<b>\$119,640</b>
Less: Vacancy and Credit Loss (3% of gross)		\$3,600
<b>Gross Operating Income</b>		<b>\$116,040</b>
Less: Operating Expenses		
Accounting and Legal:	\$500	
Property Management: (3.5% of gross)	\$4,100	
Property Insurance (2025 Actual):	\$3,100	
Real Estate Taxes / Assessments (2025):	\$14,111	
Repairs and Common Area Maintenance: (50¢ PSF)	\$5,640	
Trash Removal: (\$161 per month)	\$1,932	
Utilities (2025 Actual):	\$6,553	
• Common Area – Electric only		
• Sewer and Water – Apt. units only		
<b>Total Operating Expenses:</b>		<b>\$35,936</b>
<b>Net Operating Income:</b>		<b>\$80,104</b>

### Comments:

- The ultimate Uptown Maumee location; the reinvigorated design to Maumee's core infrastructure modernizes and enhances access to all Uptown Maumee amenities.
- Easy sidewalk access to both commercial units and apartments. Along with access from the rear parking lot.
- Less than 500 ft. from Conant Street (21,000 + vehicles per day).
- Less than ½ mile from Anthony Wayne Trail (US-24).
- Less than 2 miles from I-475/US 23.

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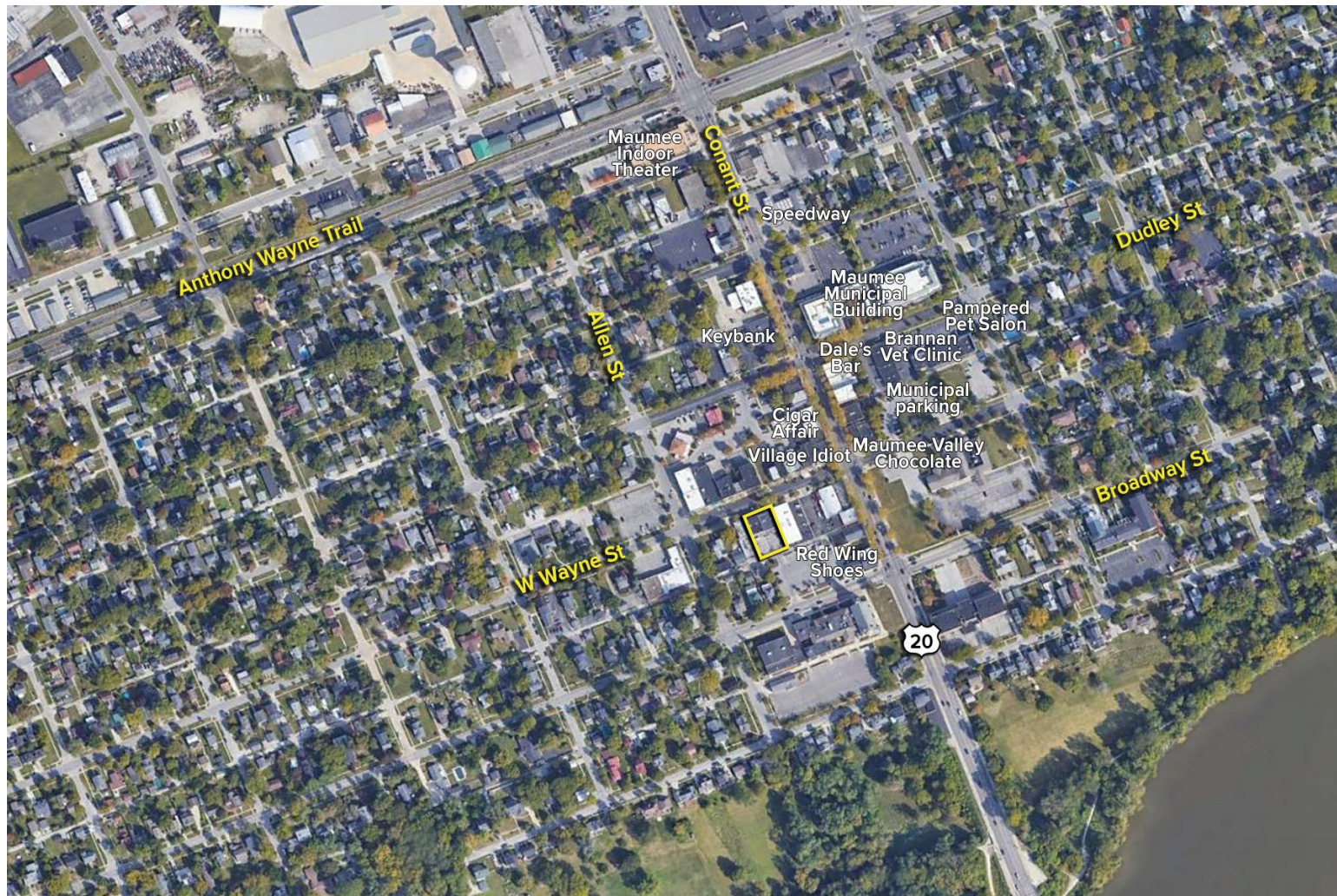
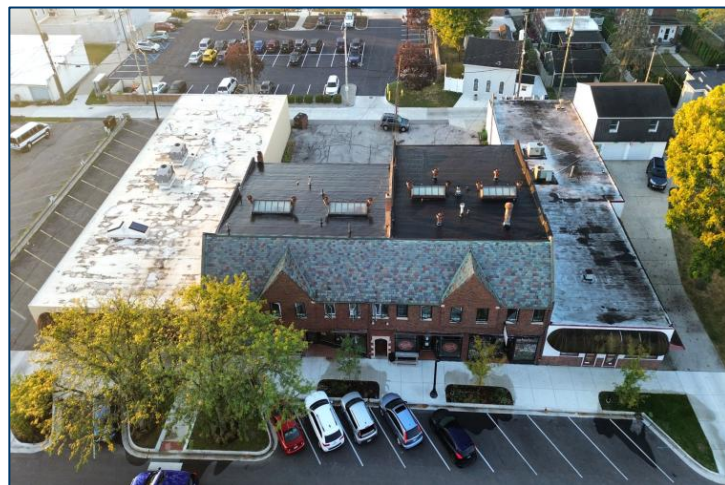
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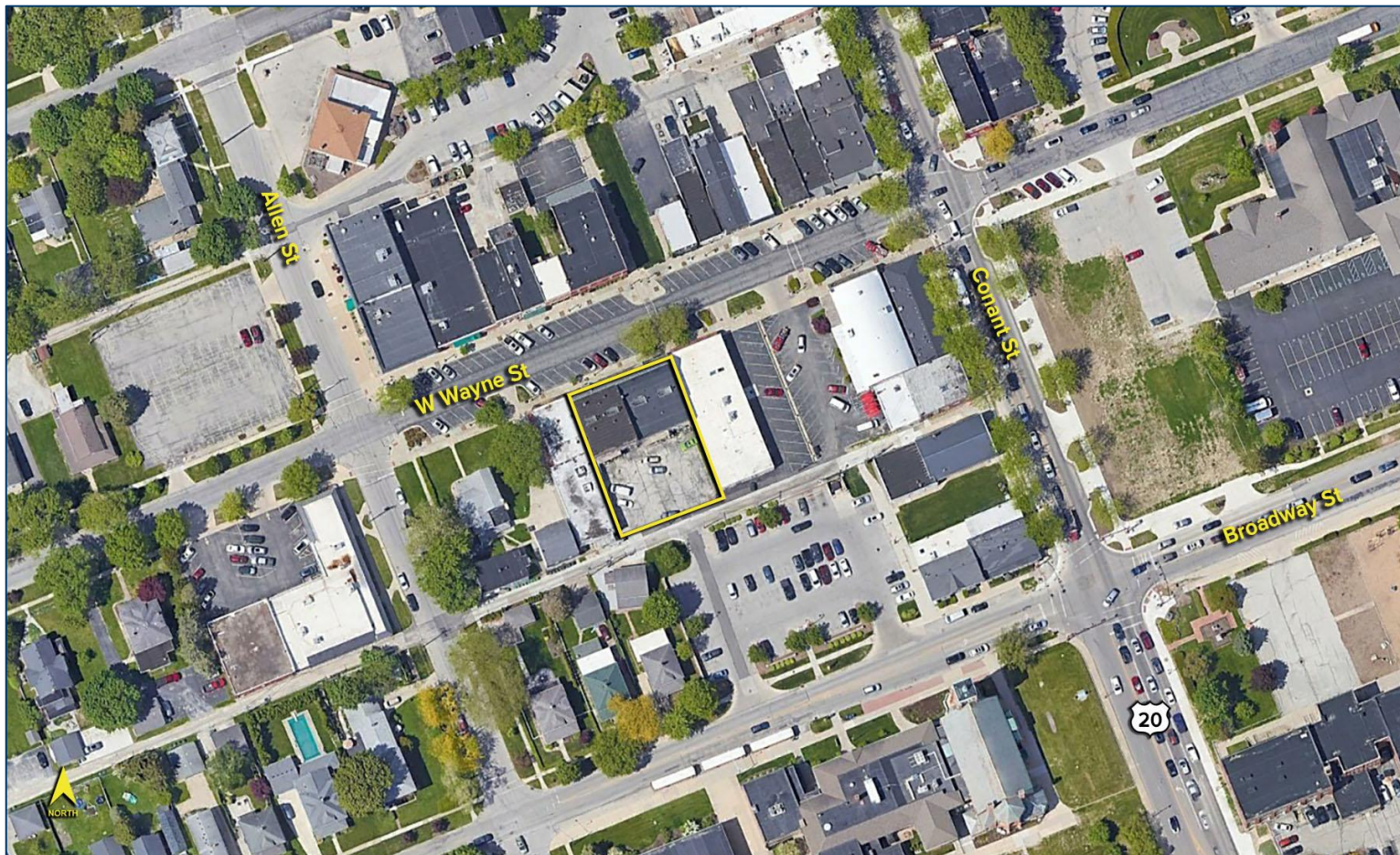
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,127	\$79,371
3 MILE	53,724	\$74,841
5 MILE	114,306	\$72,540

### TRAFFIC COUNTS (TWO-WAY)

21,616	Conant Street
19,642	Anthony Wayne Trail
3,048	W. Broadway Street

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