



## 2716 N Main St

2716 N Main St, Findlay, OH 45840



**Steve Lankenau**

RE/MAX Exclusive

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# 2716 N Main St

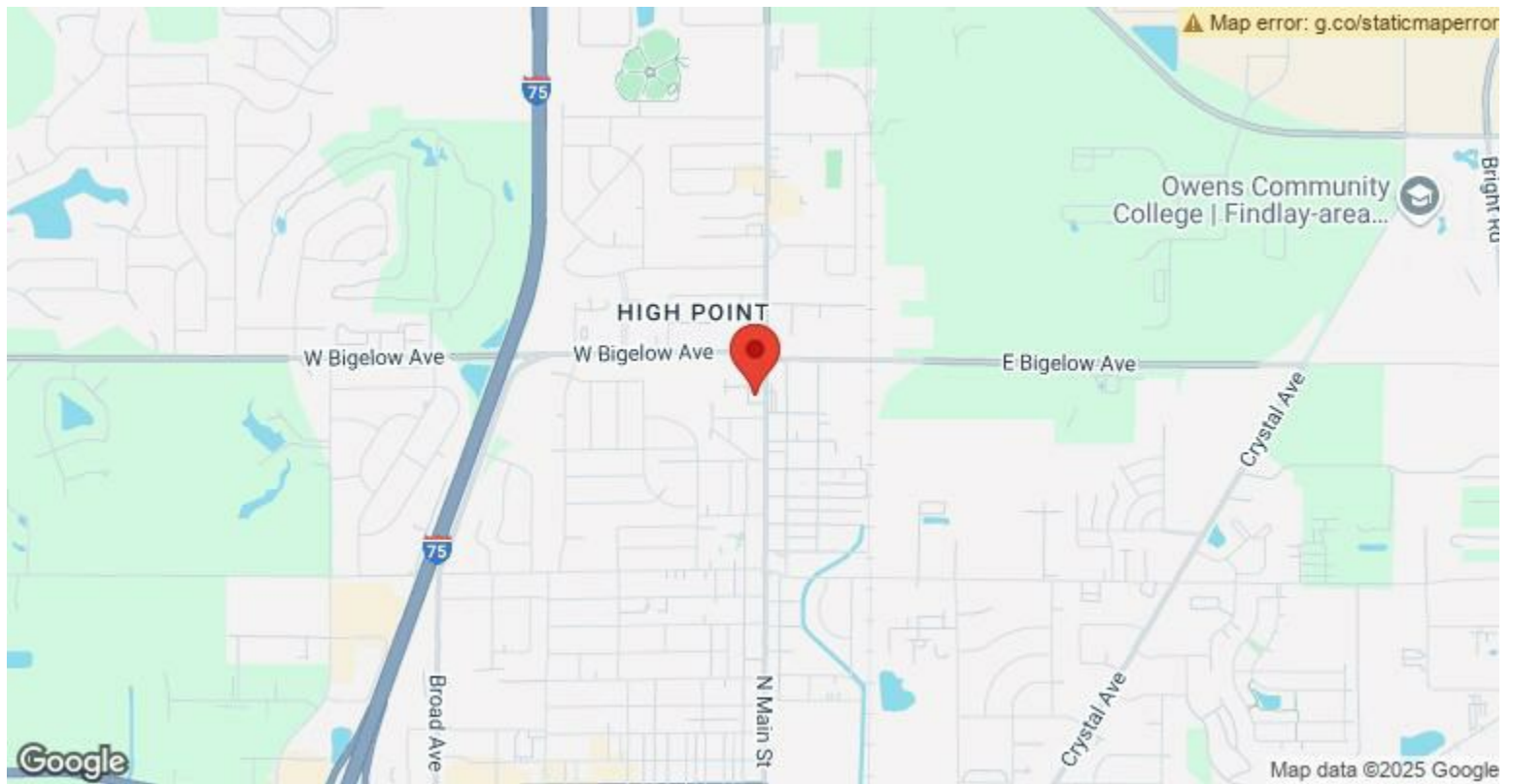
\$1,200,000

An excellent location for visibility and accessibility in a thriving community. Atactively and smartly remodeled recently for maximum functionality and appeal. Retail or office ready. Inquire if you wish instead to lease space. This is a great investment property even for someone who will utilize one or more of the five bays....

- .776 acre lot
- overhead door
- lease rate: \$14 psf gross
- Five bays of varying sizes
- floors are high gloss epoxy sealed concrete
- roof: duralast standing seam



Price:	\$1,200,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.78 AC
Gross Building Area:	19,812 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1954
Tenancy:	Multiple
Parking Ratio:	0.8/1,000 SF
Clear Ceiling Height:	11 FT
Zoning Description:	C-2
APN / Parcel ID:	57-0000200820



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## Property Photos



Findlay 16



Findlay 1



## Property Photos



Findlay 4



Findlay 15



## Property Photos



Findlay 2



Findlay 13



## Property Photos



## Property Photos

