



## 969 Dixie Hwy

Rossford, Ohio 43460

### Property Highlights

- Former Bowling Alley, gutted and ready for build!
- Many new updates throughout building
- Large open floor plan
- Resurfaced parking lot
- Liquor License available for purchase
- Within Rossford DORA district
- C-3 Zoning allows for multiple uses

### Offering Summary

Sale Price:	\$799,000
Building Size:	21,467 SF
Lot Size:	.59 Acres

### For More Information



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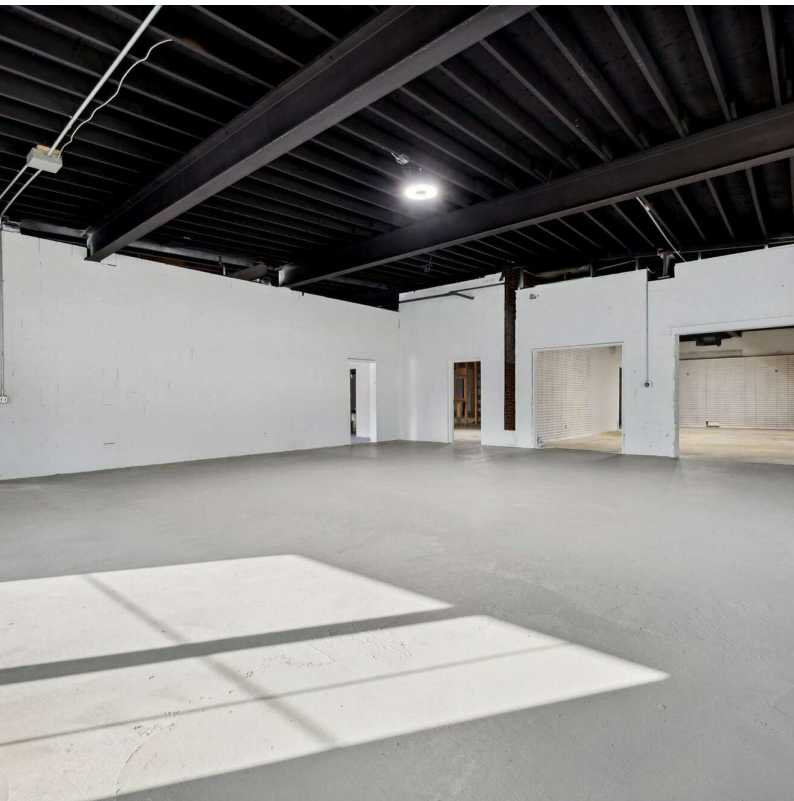


### Property Description

Renovated former bowling alley located in the heart of Rossford's DORA district, is minutes to downtown Rossford, library, parks, retail, and residential. This building offers an open floor plan accented with historic wood ceiling arches and new black trim windows. There have been many structural and utility upgrades completed. A liquor license is available for purchase.

The C-3 Core Commercial zoning allows for diverse opportunities. Including but not limited to: restaurant, co-working office/salon & fitness center. Retail opportunities include small box & junior box as well as churches, funeral homes, wildlife conservation, animal shelter, private club or lodge, laundromat, or print shops.

The exterior of the building has been beautifully restored along with the parking lot, sidewalk, new landscaping, lighting, fencing, and asphalt. The interior is white box and ready for its next user.



<b>Sale Price</b>	<b>\$799,000</b>
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### Location Information

Street Address	969 Dixie Hwy
City, State, Zip	Rossford, OH 43460
County	Wood

### Building Information

Building Size	21,467 SF
Building Class	C
Ceiling Height	20 ft
Minimum Ceiling Height	14 ft
Number of Floors	1
Year Built	1926
Year Last Renovated	2024
Construction Status	Existing
Framing	Block Truss
Roof	Flat - 2024 new tuckpointing & masonry joints
Number of Buildings	1
Floor Coverings	Concrete, newly repaired
Exterior Walls	Exterior Block - 2024 new tuckpointing and masonry joints
Windows	New large black windows front of property
Electrical	Upgraded new Siemens 800 Amp 120/208 volts with 4 new 42 circuit panels
Lighting	Commercial Grade LED & Solar Lights

### Property Information

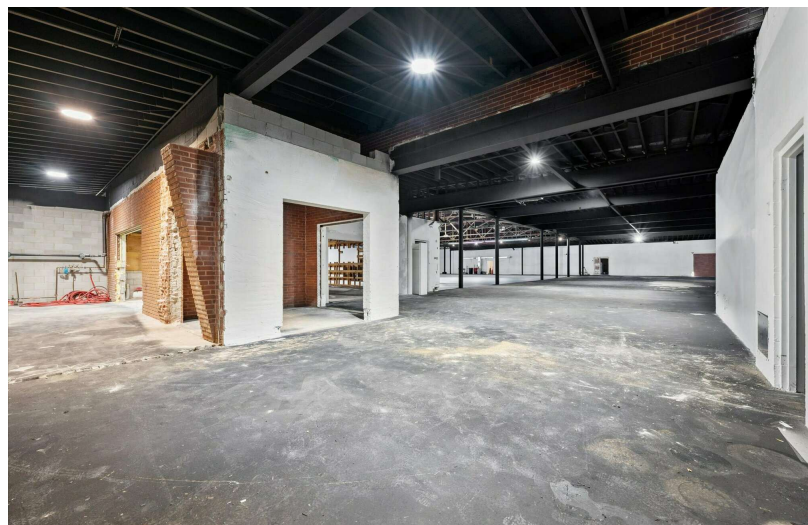
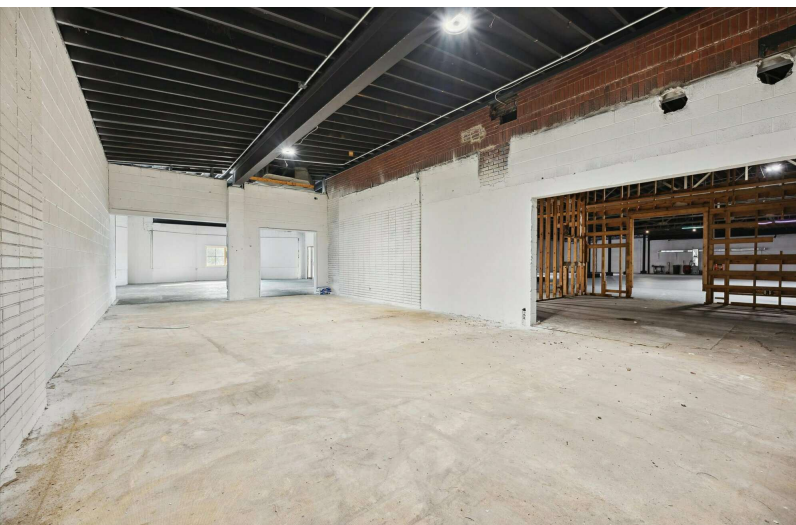
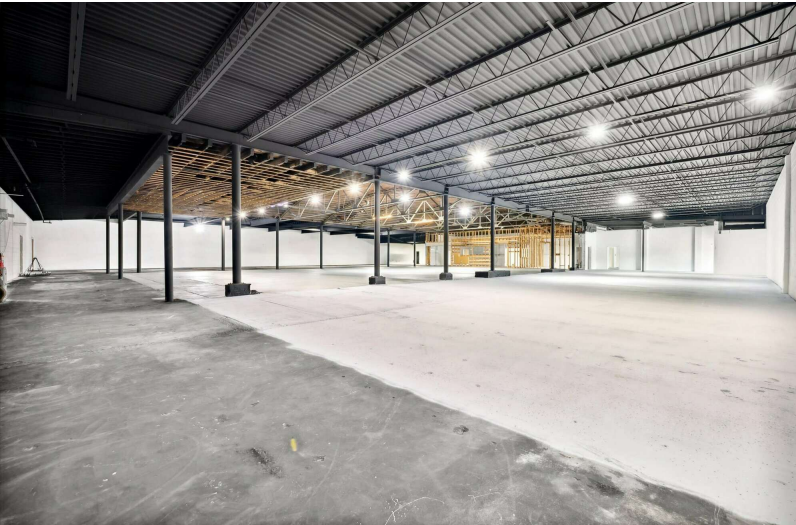
Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C-3
Lot Size	25,848 SF
APN #	300800413006000
Lot Frontage	188.83 ft
Lot Depth	383.02 ft
Traffic Count	5793 VPD
Traffic Count Street	Dixie Hwy

### Parking & Transportation

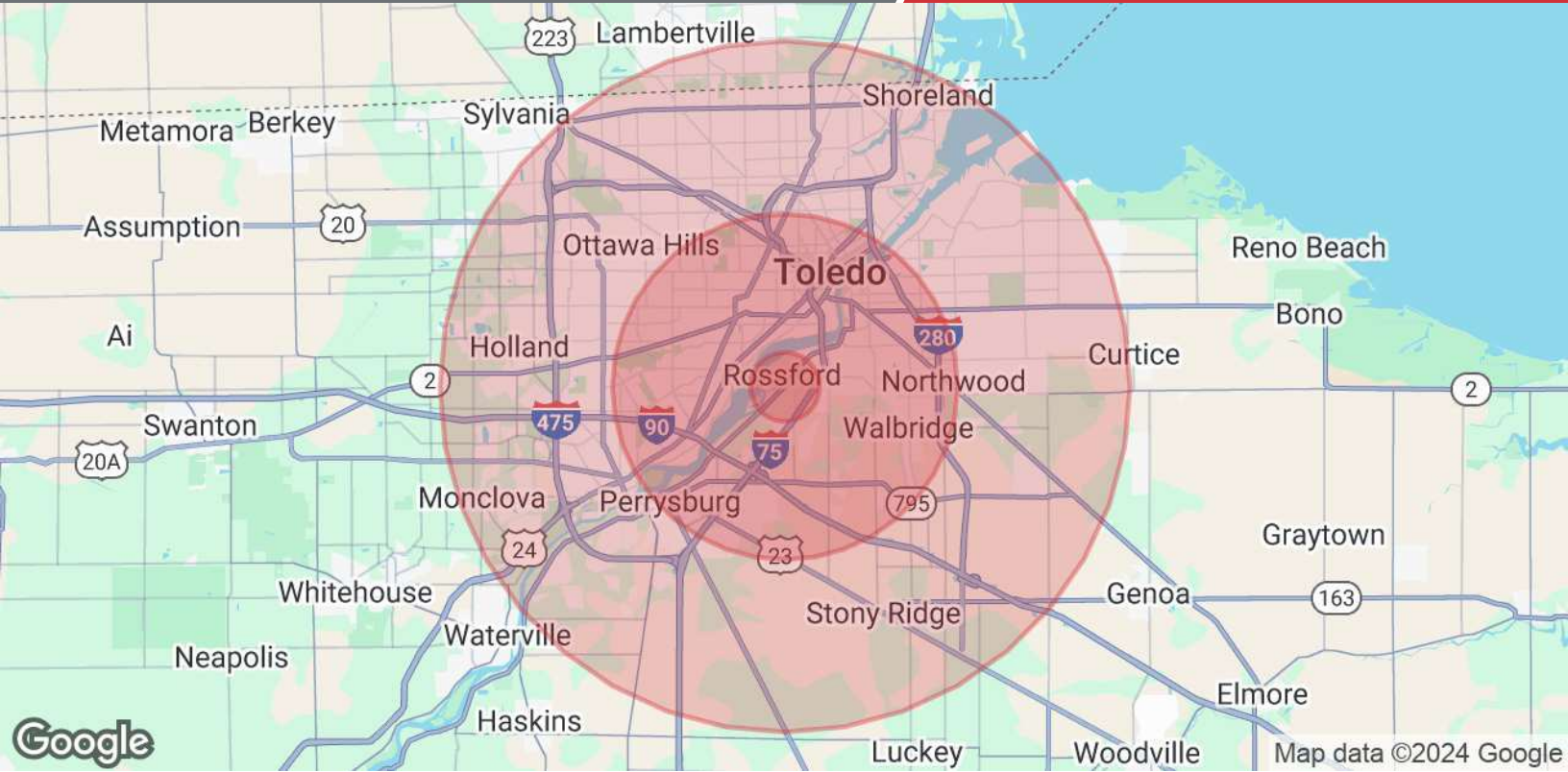
Parking Type	Surface Lot
Number of Parking Spaces	80

### Utilities & Amenities

Central HVAC	Yes
HVAC	GFA
Broadband	Cable
Restrooms	Plumbed
Sidewalks	New







Population	1 Mile	5 Miles	10 Miles
Total Population	5,846	156,062	448,664
Average Age	42	39	41
Average Age (Male)	41	38	39
Average Age (Female)	43	40	42
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,491	67,628	192,982
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$99,478	\$65,350	\$82,523
Average House Value	\$212,505	\$147,311	\$188,454

Demographics data derived from AlphaMap