

423 N Main St., Findlay, OH 45840

Building Updates & Characteristics

- Property can be split and leased to multiple tenants.
- Front of building is on crawl and the back of the building is on slab foundation
- Front of building has flat roof and back of building has metal roof installed 2017
- 10x10 double doors at back of building for loading/unloading merchandise from back alleyway
- One bathroom in front of building operational
- Two bathrooms in the back of building need water hook up to operate
- The front and hardware areas run on new HVAC system – Summer 2024
- The paint room has a new hanging furnace
- Warehouse or back of building has new hanging furnace

Pool & Spa Business & Inventory EXCLUDED from the Sale. Seller is deed restricting the real estate from pool & spa sales and service.