

103 W. Main St, WOODVILLE

OFFICE/RETAIL SPACE FOR LEASE



LOCATION

Address: 103 W. Main St
Woodville, OH 43469

Name of Property: N/A

City-Mailing Address: Woodville

Municipality/Township: Woodville Twp

Zip Code: 43469

Market Area: Woodville, Toledo, BG

County: Sandusky

Closest Cross Street: Walnut St

PRICE INFORMATION

- See each unit available

UTILITIES TO THE BUILDING

Electric: Village of Woodville (??)

Gas: Columbia (??)

Sanitary Sewer: Public

Storm Sewer: Public

Water: Public

Special Features: Excellent commercial space available in a well-situated downtown location with excellent visibility and traffic counts. Approximately 4,905 sf available but can be split. Open space, 12' ceilings, front/rear entrances, basement included, off-street parking and a great value in Woodville.

For more information please call:

MARK REMEIS, BROKER

PHYSICAL DESCRIPTION

Total Sq Ft of Building: 9,810 sq ft

Number of Stories: 2

Sq Ft of Space Available: Unit A – 2616 sf (\$1750/mo)
Unit B - 2289 sf (\$1525/mo)

** Spaces can be combined for 4905 sf

Building Plans Available: Yes

Zoning: Commercial

Restricted Uses: Per Zoning

Lot Dimensions: 45 x 132

Acreage: .1364 acre

Year Constructed/Renovated: 1900/2022

Site Plan Available: No

Survey Available: No

Condition: Good

Type of Street: Asphalt

Parking Spaces: Public parking, 10+

Curb Cuts: Corner Lot

Public Transportation Available: No

Recent Major Maintenance: Totally refinished upstairs

Legal Description: See Auditor



**1045 North Main
Suite 2**

Bowling Green, Ohio 43402

419 352 5331

F 419 354 7162

www.aagreen.com

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OFFICE/RETAIL SPACE FOR LEASE continued

PHYSICAL DESCRIPTION CONT.

Exterior Walls: Brick

Structural System: Wood frame

Roof: Flat

Floors: Concrete

Floor Coverings: Unfinished/HW/Tile

Freight Elevator: No

Capacity: N/A

Basement: Yes

Restrooms: 1

Fire Sprinklers: No

Ceiling Height: 12'

Heating System Type: Forced air

Fuel: Natural gas

Power: Electric

Air Conditioning: Central

Elevator: No

Security System: No

Telephone Service: Century Link

Truck Well/Truck Dock: No

Overhead Door: No

Overhead Door Height: N/A

Interior Signage: Yes

Exterior Signage: Yes

REAL ESTATE TAXES

Real Estate Taxes For: 2022

Tax District: Woodville, Sandusky County

Parcel Number: 30-50-00-0224-00

Assessor Number:

Net General Taxes
Per ½ Year: \$1,333.63

Assessments
Per ½ Year: \$0

Total Taxes
Per ½ Year: \$1,333.63

Auditor's Appraised Market Value

Land Value: \$16,100

Improvement Value: \$83,700

Total Value: \$99,800

MISCELLANEOUS

Vacant/Occupied: Vacant

Key: Yes

Sign On Property: Yes

Property Managed By: Owner

•Sale Remarks:

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BOWLING GREEN OHIO 43402
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