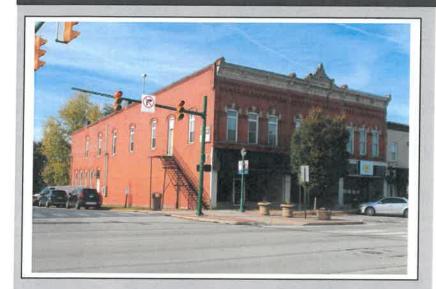
# 103 W. Main St, WOODVILLE

# OFFICE/RETAIL SPACE FOR LEASE



### 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

#### **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



1045 North Main Suite 2 Bowling Green, Ohio 43402 419 352 5331 F 419 354 7162 www.aagreen.com

# 103 W. Main St., WOODVILLE

# 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 1/2 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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