

3232 NAVARRE AVENUE
OREGON, OH 43616



**SIGNATURE
ASSOCIATES**
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OFFICE BUILDING FOR SALE/LEASE
5,308 Square Feet Available

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$630,000
Lease Rate:	\$12.00 per square foot NNN
Building Size:	5,308 square feet
Number of Stories:	1
Year Constructed:	1962
Acreage:	0.78
Lot Dimensions:	125' x 325'
Condition:	Good
Closest Cross Street:	Coy Road
County:	Lucas
Zoning:	C-2
Parking:	30 spaces
Curb Cuts:	1
Street:	4 lane with center turn lane



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick and wood truss
Roof:	Pitched shingle
Floors:	Wood
Floor Coverings:	Carpet and vinyl
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Yes
Restrooms:	2
Sprinklers:	No
Signage:	Facia and monument

2017 REAL ESTATE TAXES

TD:	44
Parcel:	22994
Assessor Number:	24-032-150
Total Annual Taxes:	\$11,734.00

Comments:

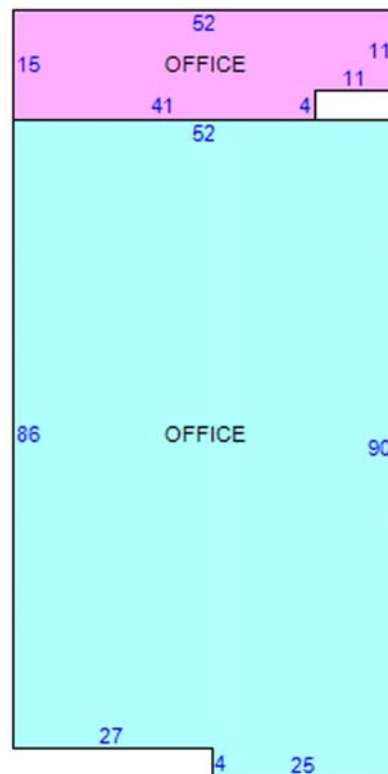
- Clean medical building.
- Very good exposure and demographics.
- Across from recently renovated Kroger.
- In the heart of Oregon's main retail and medical corridor.

BUILDING INFORMATION

Current Tenant:	None – building is vacant
Occupancy Date:	Upon Closing or lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	None – "as is"
Tenant responsible for taxes, insurance, lawn care, snow removal, content and liability insurance and janitorial	



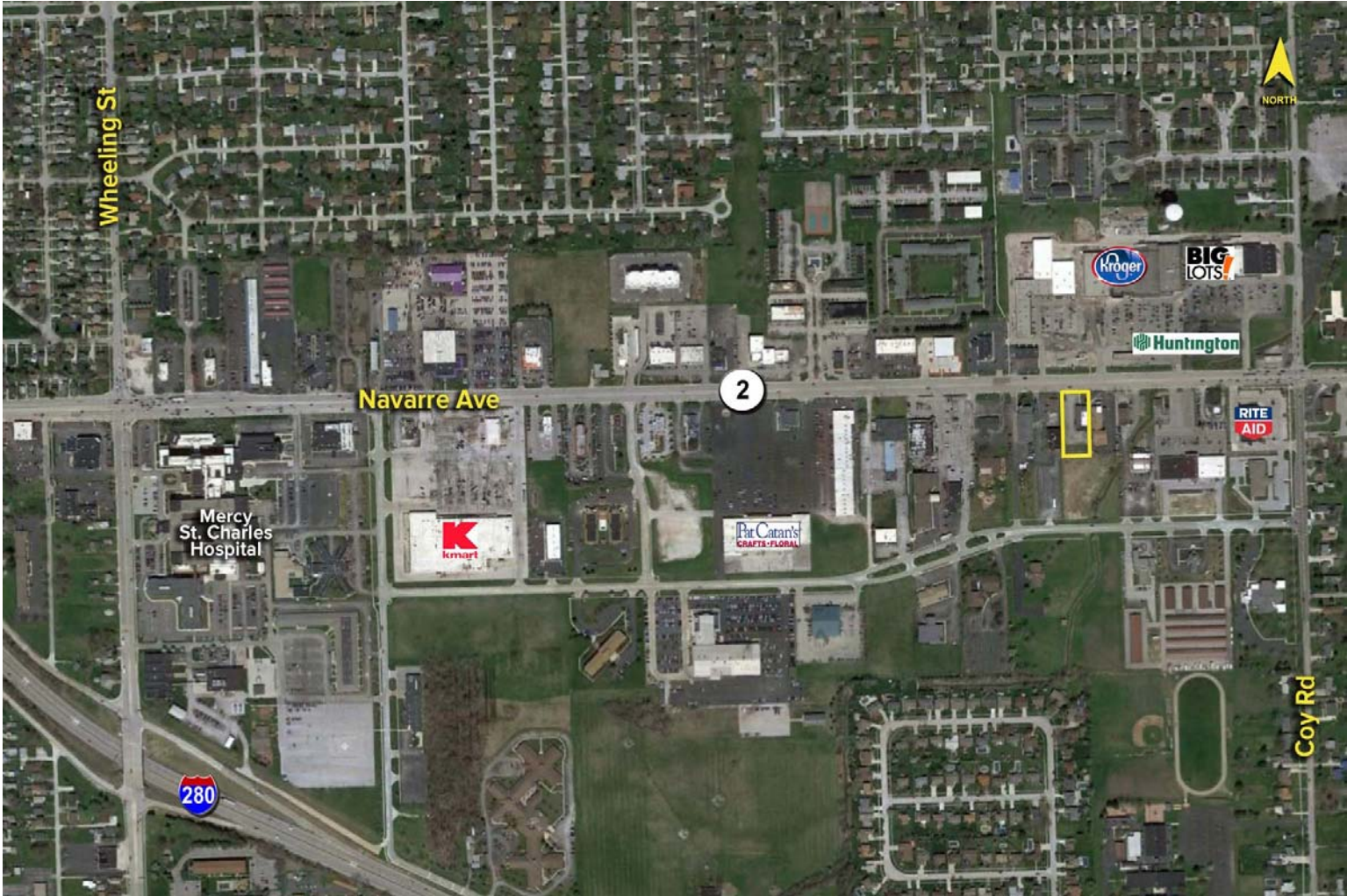
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.