

118 INDIANA AVENUE
MAUMEE, OH 43537

INVESTMENT BUILDING FOR SALE
1,213 Square Feet Available



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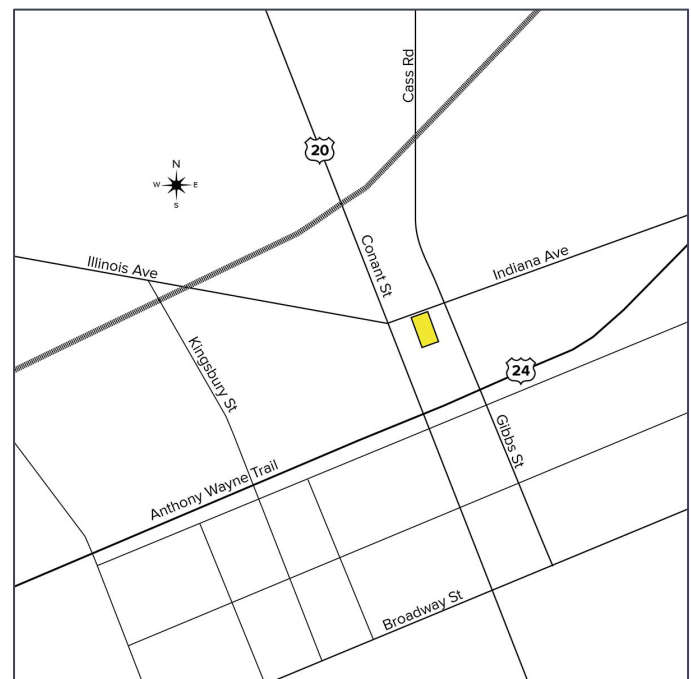
FULL-SERVICE COMMERCIAL REAL ESTATE

LEASED MEDICAL OFFICE BUILDING



GENERAL INFORMATION

| | |
|-----------------------|--|
| Price: | \$299,900 |
| Building Size: | 1 st flr - 1,213 square feet Finished basement – 1,200 square feet |
| Number of Stories: | One |
| Year Constructed: | 1924/1980 effective year built |
| Condition: | Updated/remodeled |
| Lot Dimensions: | Approx. 73' x 118' |
| Acreage: | .2248 acres |
| Closest Cross Street: | Conant Street |
| County: | Lucas |
| Zoning: | C-1 Neighborhood Comm. Dist. |
| Parking: | 16± spaces |
| Curb Cuts: | One on Indiana. Alley access. |
| Street: | 2 lane, 2 way |



For more information, please contact:

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BUILDING SPECIFICATIONS

| | |
|--------------------|---------------------------------------|
| Exterior Walls: | Vinyl |
| Structural System: | Wood frame |
| Roof: | Shingle |
| Floors: | Wood |
| Floor Coverings: | Vinyl/carpet |
| Ceiling Height: | 8' |
| Basement: | Yes – 1,200 SF finished |
| Heating: | Gas forced air |
| Air Conditioning: | Central |
| Power: | 200 amp |
| Restrooms: | 1 st flr – 1, basement – 1 |
| Security System: | No |
| Overhead Doors: | No |
| Sprinklers: | Yes – basement |
| Signage: | Façade |

BUILDING INFORMATION

| | |
|-------------------|--|
| Current Occupant: | Peyton Care Professionals and Joe Peyton |
| Other Occupants: | None |
| Sign on Property: | No |
| Key Available: | Yes - lockbox |

2025 REAL ESTATE TAXES

| | |
|------------------|------------|
| Parcel: | 36-09925 |
| Assessor Number: | 43166017 |
| Total Taxes: | \$7,347.51 |

Comments:

- Longstanding tenant.
- Lease term January 1, 2024 – December 31, 2029, with one 5-year option to extend. Current rent is \$2,526/mo. Option rent is negotiable.
- Tenant responsible for sidewalks, lawn/landscape, driveways, electric, gas, water/sewer, maintenance, repairs, snow removal, waste removal, signage, outside painting every 4 years, real estate taxes, insurance and roof repairs.
- Finished basement with exterior access.
- Ramped access to first floor.
- First floor layout includes a large lobby, which currently seats 7, restroom, 4 exam rooms with sinks, admin area with check in/check out windows, 2 entries/exits for patients, 1 entry/exit for staff and a kitchen.
- Basement layout includes cubicle area, storage, office, kitchenette, IT room and restroom.
- Near Uptown Maumee.
- 238 yards to US-24, 1.95 miles to I-475/US-23, Exit 4.
- Very clean medical office.
- \$30,312/year net income.
- Detailed repair notes on file from Service Master following a claim from an auto accident – prior to the roundabout construction, a vehicle hit the building.

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Exterior and main level



Ramp



Exterior basement entrance



Lobby



Lobby



Lobby



Admin/check in/out

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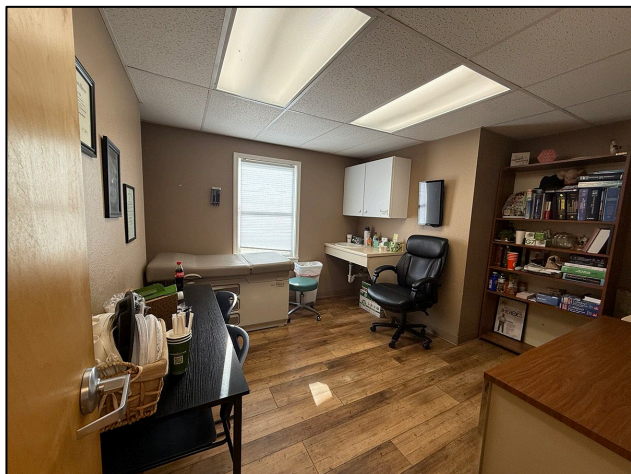
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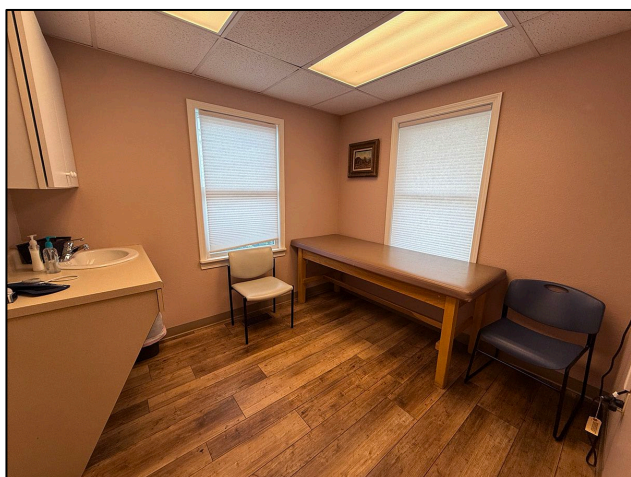
Main level



Exam



Exam



Exam



Admin area



Kitchen



Restroom

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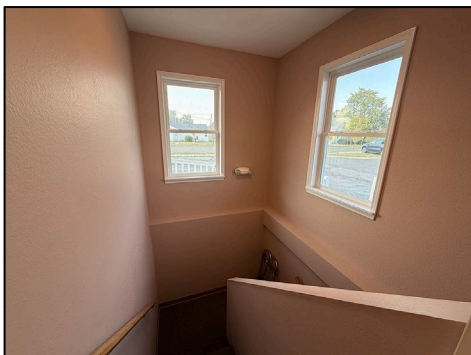
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Basement



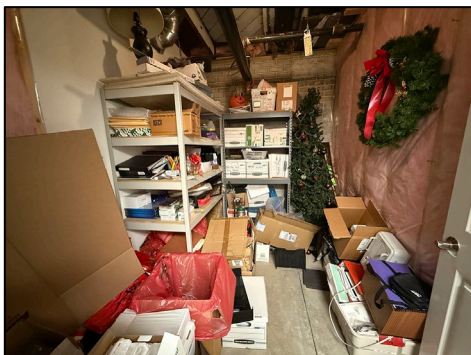
Stairs to basement



Kitchenette



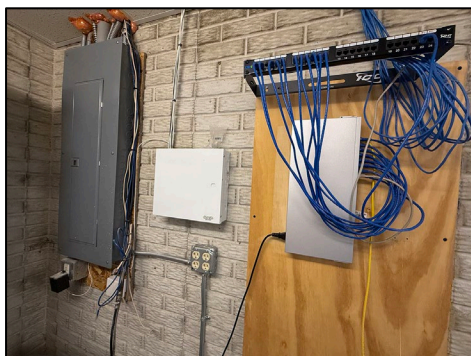
Restroom



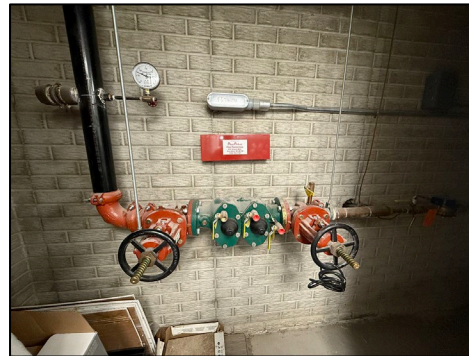
Storage



HVAC



IT



Fire suppression

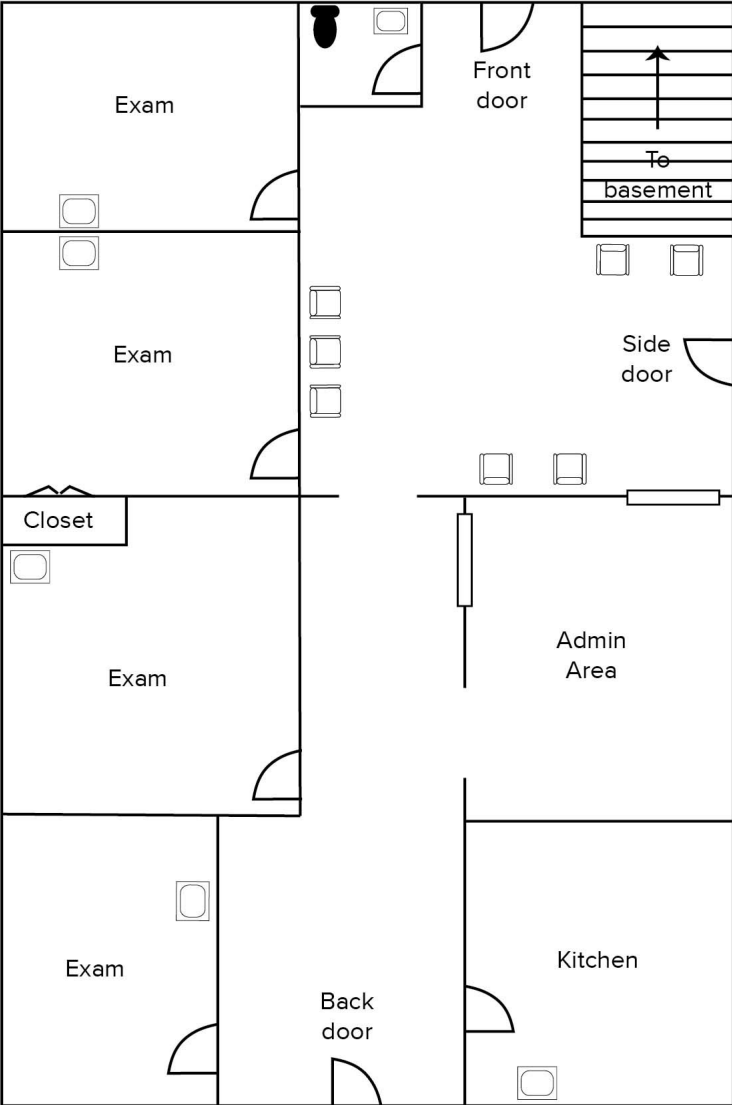
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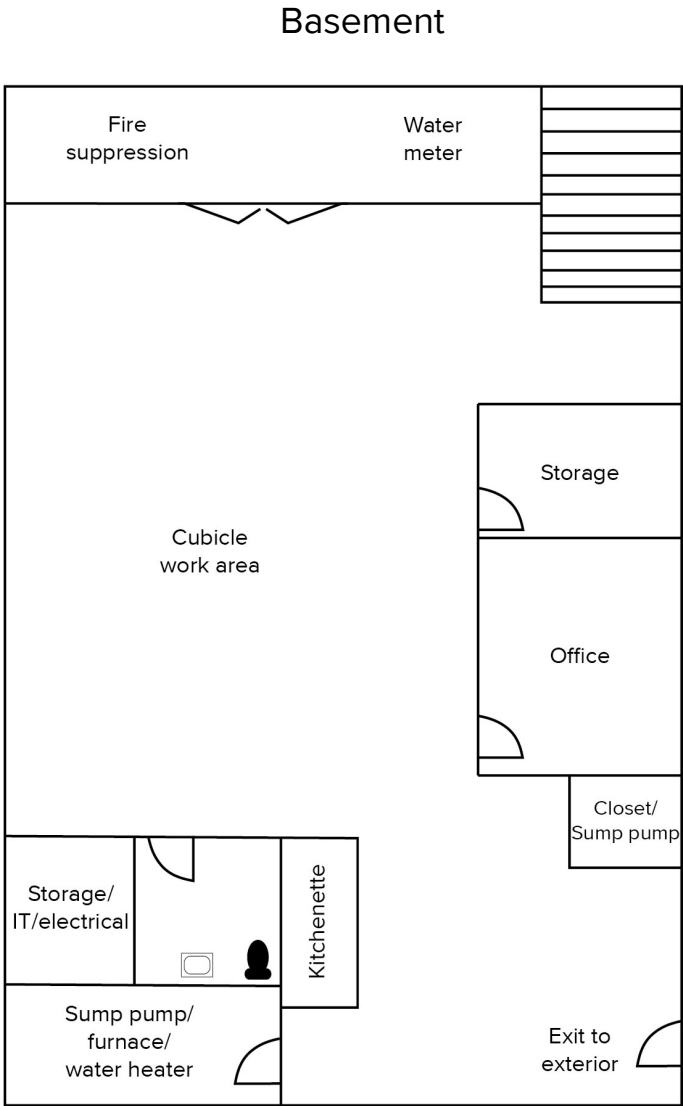
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Main level



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