

9533 WATERVILLE SWANTON ROAD  
WATERVILLE TWP, OH 43566

COMMERCIAL BUILDING FOR SALE  
12,240 Square Feet Available



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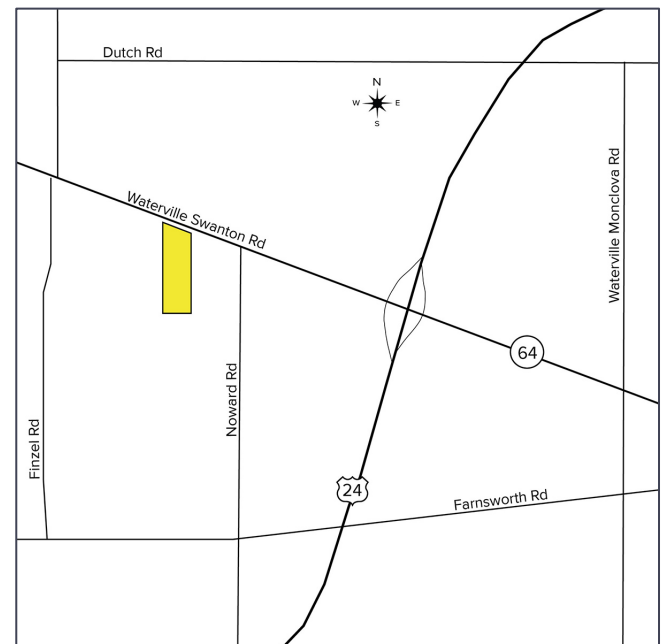
FULL-SERVICE COMMERCIAL REAL ESTATE

**WATERVILLE TWP COMMERCIAL**



## GENERAL INFORMATION

|                       |                    |
|-----------------------|--------------------|
| Price:                | \$1,950,000        |
| Building Size:        | 12,240 square feet |
| Number of Stories:    | One                |
| Year Constructed:     | 1971               |
| Condition:            | Well-maintained    |
| Acreage:              | 5.0996 acres       |
| Closest Cross Street: | Noward Road        |
| County:               | Lucas              |
| Zoning:               | M-1                |
| Parking:              | 90+                |
| Curb Cuts:            | Two                |
| Street:               | 2 lane, 2 way      |



For more information, please contact:

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# 9533 Waterville Swanton Road, Waterville Twp, OH 43566

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### BUILDING SPECIFICATIONS

|                    |                                                                     |
|--------------------|---------------------------------------------------------------------|
| Exterior Walls:    | Brick/block                                                         |
| Structural System: | Block                                                               |
| Roof:              | Flat                                                                |
| Floors:            | Concrete – coated with aluminum coating. Approx. 29 years old.      |
| Floor Coverings:   | VCT + wood vinyl plank tile                                         |
| Ceiling Height:    | 10'±                                                                |
| Basement:          | No                                                                  |
| Heating:           | RTU's & gas forced air                                              |
| Air Conditioning:  | RTU – central                                                       |
| Power:             | 600a/240/120v/3-phase<br>400a/240/120v/3-phase<br>(multiple panels) |
| Restrooms:         | Yes                                                                 |
| Security System:   | Yes + cameras, currently monitored by Habitec                       |
| Overhead Doors:    | Yes – small overhead door with dock leveler in rear loading area    |
| Sprinklers:        | No                                                                  |
| Signage:           | Yes – facia & monument                                              |

### BUILDING INFORMATION

|                   |                               |
|-------------------|-------------------------------|
| Current Occupant: | Sautter's Food Center (owner) |
| Occupancy Date:   | Upon closing                  |
| Other Occupants:  | None                          |
| Sign on Property: | No                            |
| Key Available:    | Arrange with listing agent    |

### 2026 REAL ESTATE TAXES

|                    |             |
|--------------------|-------------|
| Parcel:            | 91-08804    |
| Assessor Number:   | 32019039    |
| Total Taxes:       | \$15,726.13 |
| Land value:        | \$65,700    |
| Improvement value: | \$473,400   |
| Total value:       | \$539,100   |

**NOTE: No other personal property is included. No inventory, vehicles or supplies are included.**

### Comments:

- .87 miles to US-24, Exit 63. 7.1 miles to I-475/US-23, Exit 68.
- Well and septic system.
- LED lighting.
- Personal property for sale separately. Over \$600,000 in upgrades in meat cases, refrigeration, mechanicals – 2025-present.
- The property is a well-established, neighborhood supermarket.
- The market has operated as a staple retail destination for generations (opened in 1971). The property location has a proven history of retail use.
- The site offers excellent potential for continued grocery operations, specialty food retail or adaptive reuse for another neighborhood servicing concept. Its established presence, visibility and connection to the surrounding residential base makes the supermarket building a compelling opportunity for buyers seeking a property with character, stability and built in goodwill.
- Small metal storage addition in rear.

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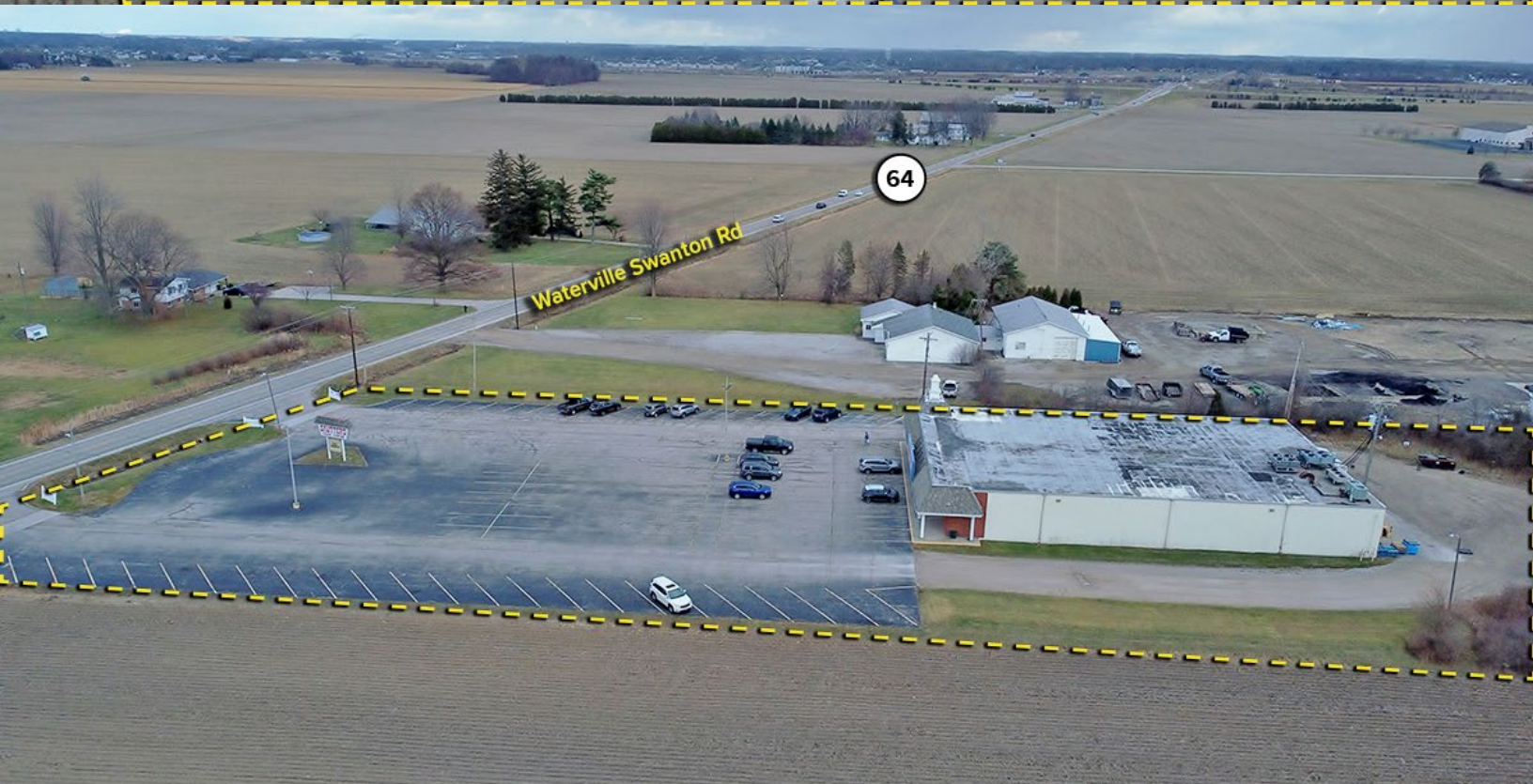
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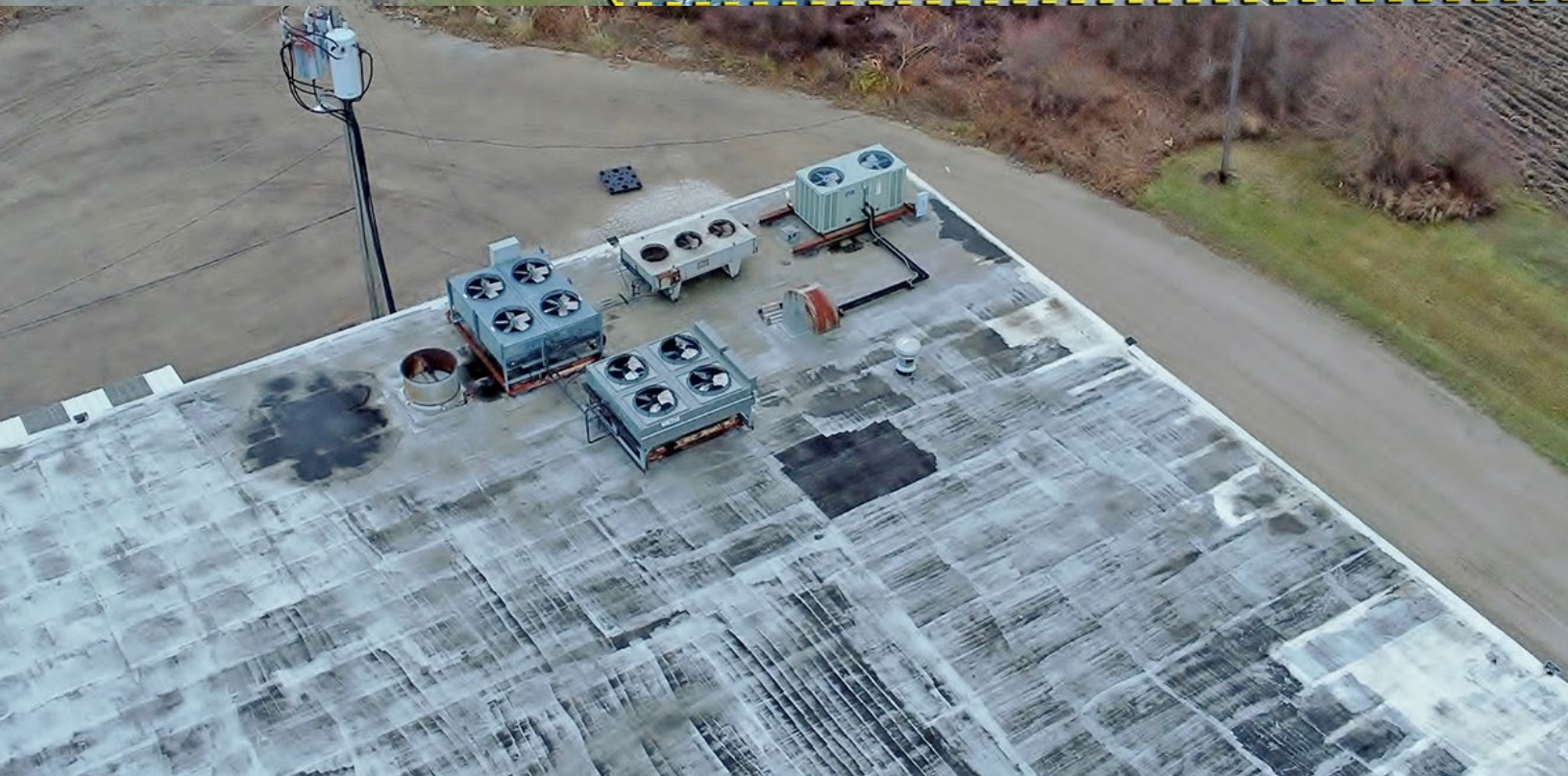
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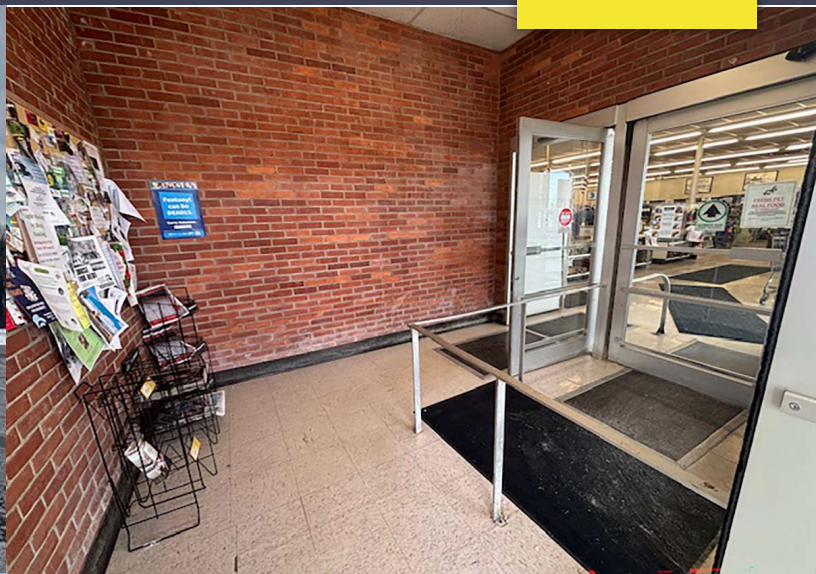
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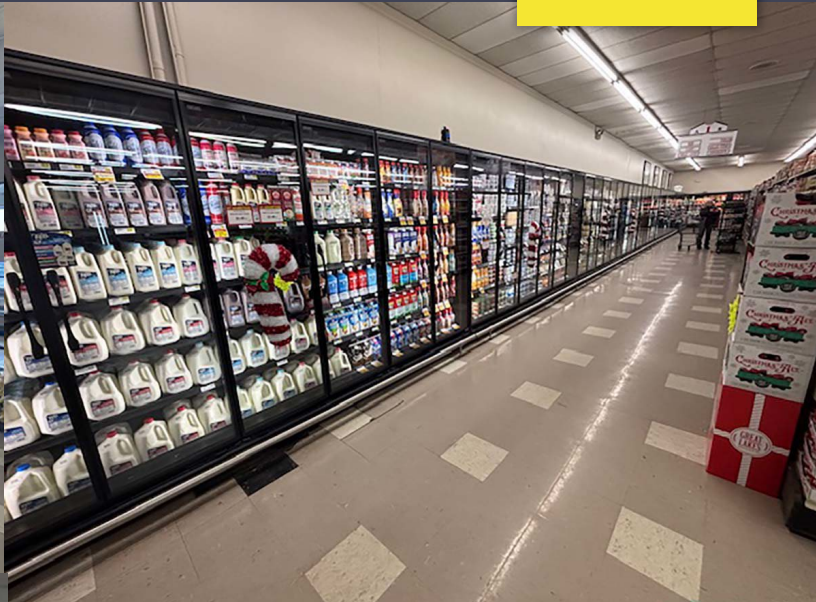
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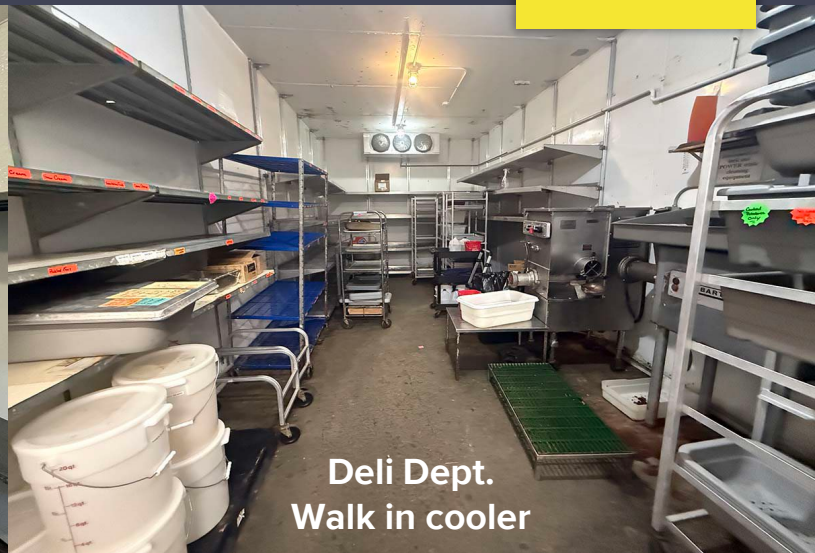
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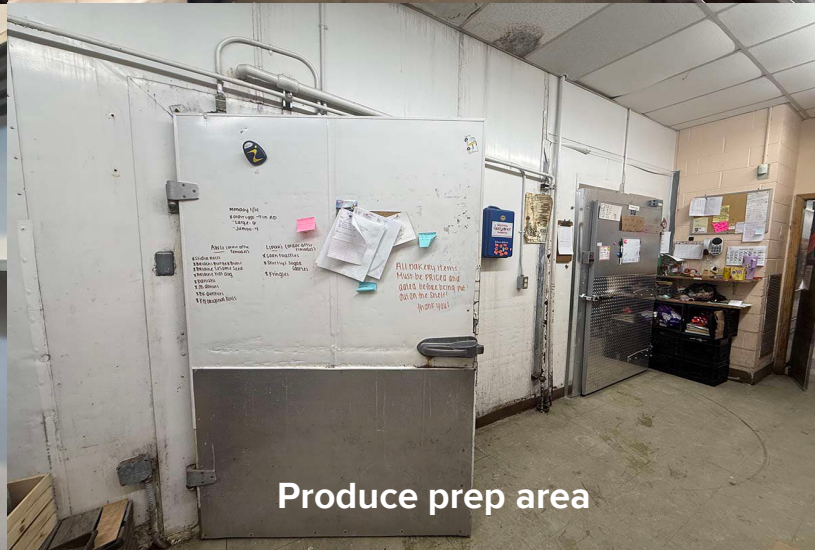
Walk in freezer



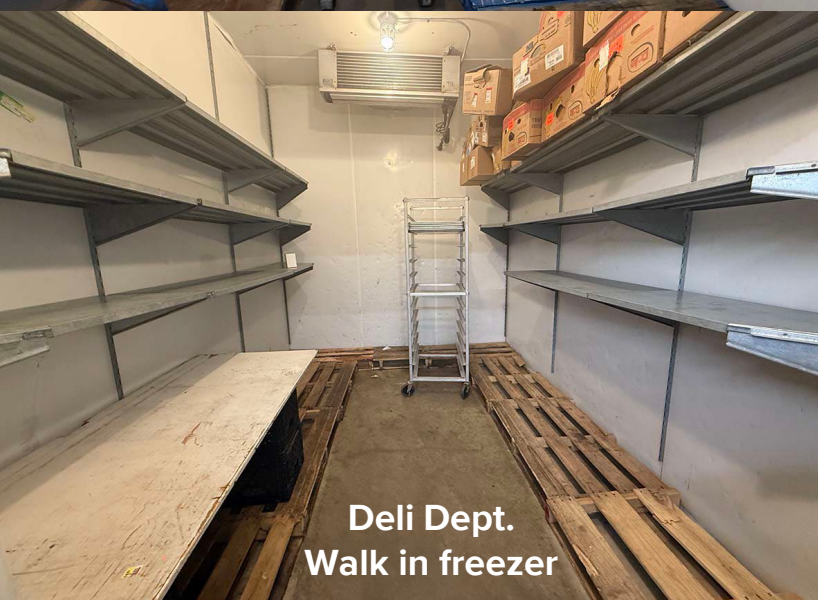
Deli Dept.  
Walk in cooler



Produce Dept.  
Walk in refrigerator



Produce prep area



Deli Dept.  
Walk in freezer



Deli Dept.

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Storage/back stock room



Storage/back stock room



Box crusher/bailer



Overhead door



Small overhead door  
with dock leveler

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Sautters Food Center, Inc.  
Waterville Information  
November 2025

| Num              | Description            | InServ   | Cost             |
|------------------|------------------------|----------|------------------|
| <b>Utilities</b> |                        |          |                  |
| <b>Electric</b>  |                        |          |                  |
|                  | First Energy Solutions | 10/28/24 | 87.46            |
|                  | First Energy Solutions | 12/02/24 | 4,220.70         |
|                  | First Energy Solutions | 11/26/24 | 87.11            |
|                  | First Energy Solutions | 01/31/25 | 4,203.36         |
|                  | First Energy Solutions | 01/29/25 | 87.46            |
|                  | First Energy Solutions | 03/04/25 | 4,476.08         |
|                  | First Energy Solutions | 02/27/25 | 86.68            |
|                  | First Energy Solutions | 06/24/25 | 82.79            |
|                  | First Energy Solutions | 07/01/25 | 5,501.00         |
|                  | First Energy Solutions | 08/27/25 | 82.14            |
|                  | First Energy Solutions | 01/02/25 | 3,941.30         |
|                  | First Energy Solutions | 12/27/24 | 87.11            |
|                  | First Energy Solutions | 04/02/25 | 4,827.54         |
|                  | First Energy Solutions | 03/28/25 | 85.32            |
|                  | First Energy Solutions | 05/01/25 | 4,384.18         |
|                  | First Energy Solutions | 04/28/25 | 84.61            |
|                  | First Energy Solutions | 05/30/25 | 4,671.81         |
|                  | First Energy Solutions | 05/27/25 | 82.77            |
|                  | First Energy Solutions | 07/30/25 | 6,089.02         |
|                  | First Energy Solutions | 07/22/25 | 82.66            |
|                  | First Energy Solutions | 09/03/25 | 6,268.18         |
|                  | First Energy Solutions | 09/26/25 | 80.81            |
|                  | <b>Total Electric</b>  |          | <b>49,600.09</b> |
| <b>Gas</b>       |                        |          |                  |
|                  | Columbia Gas           | 10/08/24 | 25.43            |
|                  | Columbia Gas           | 11/15/24 | 23.73            |
|                  | Columbia Gas           | 11/27/24 | 24.37            |
|                  | Columbia Gas           | 01/06/25 | 496.46           |
|                  | Columbia Gas           | 02/07/25 | 738.01           |
|                  | Columbia Gas           | 03/11/25 | 207.59           |
|                  | Columbia Gas           | 04/07/25 | 79.69            |
|                  | Columbia Gas           | 05/07/25 | 54.25            |
|                  | Columbia Gas           | 06/05/25 | 31.92            |
|                  | Columbia Gas           | 07/07/25 | 35.90            |
|                  | Columbia Gas           | 08/08/25 | 31.06            |
|                  | Columbia Gas           | 09/05/25 | 31.06            |
|                  | <b>Total Gas</b>       |          | <b>1,779.47</b>  |
| <b>Water</b>     |                        |          |                  |
|                  | Village of Whitehouse  | 10/15/24 | 89.87            |
|                  | Village of Whitehouse  | 11/15/24 | 89.87            |
|                  | Village of Whitehouse  | 12/16/24 | 89.87            |
|                  | Village of Whitehouse  | 01/15/25 | 89.87            |
|                  | Village of Whitehouse  | 02/18/25 | 102.81           |
|                  | Village of Whitehouse  | 03/17/25 | 102.81           |
|                  | Village of Whitehouse  | 04/15/25 | 102.81           |
|                  | Village of Whitehouse  | 06/05/25 | 102.81           |
|                  | Village of Whitehouse  | 06/08/25 | 102.81           |
|                  | Village of Whitehouse  | 07/16/25 | 102.81           |
|                  | Village of Whitehouse  | 08/08/25 | 102.81           |
|                  | Village of Whitehouse  | 09/15/25 | 102.81           |
|                  | <b>Total Water</b>     |          | <b>1,181.96</b>  |

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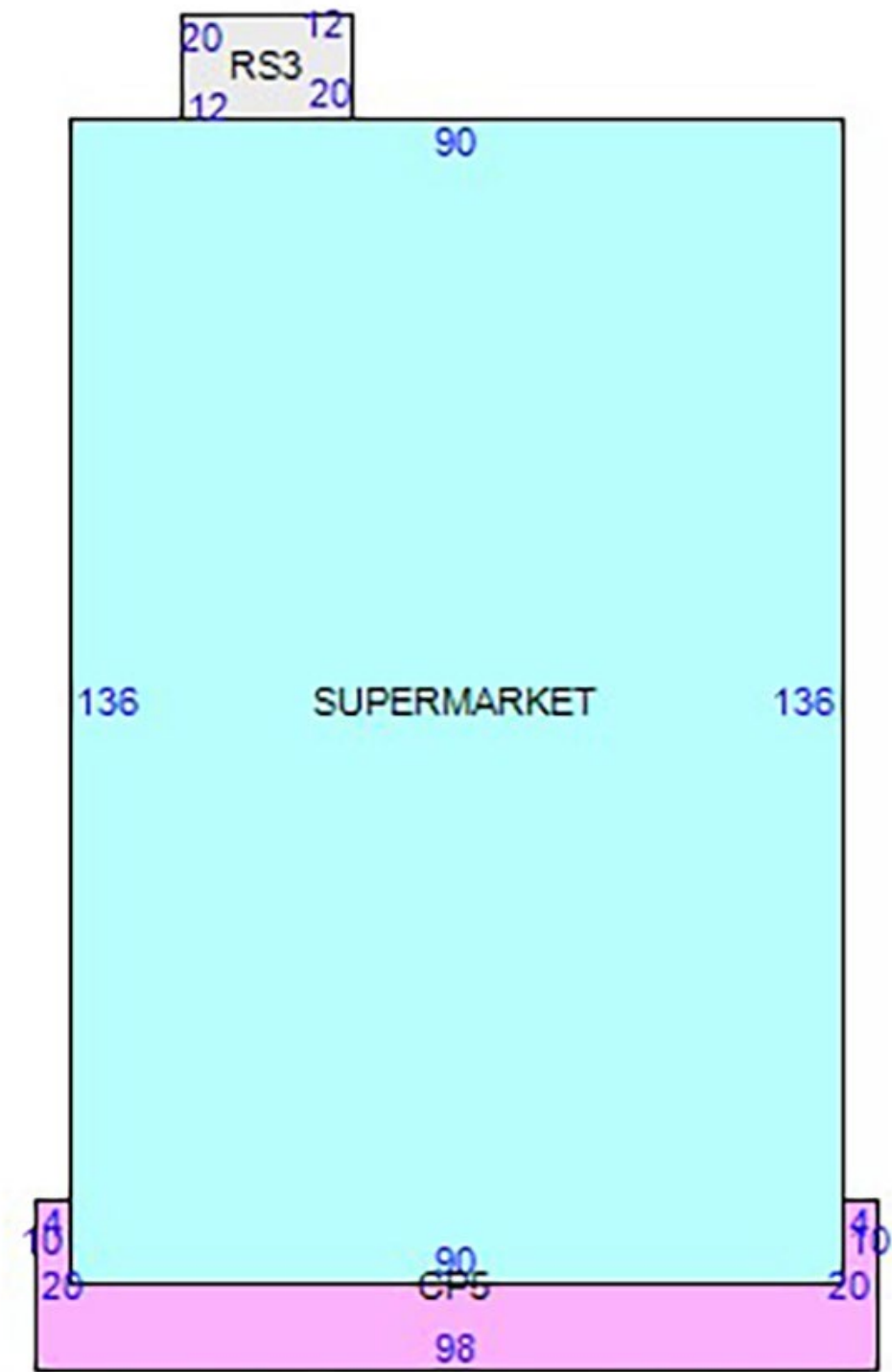
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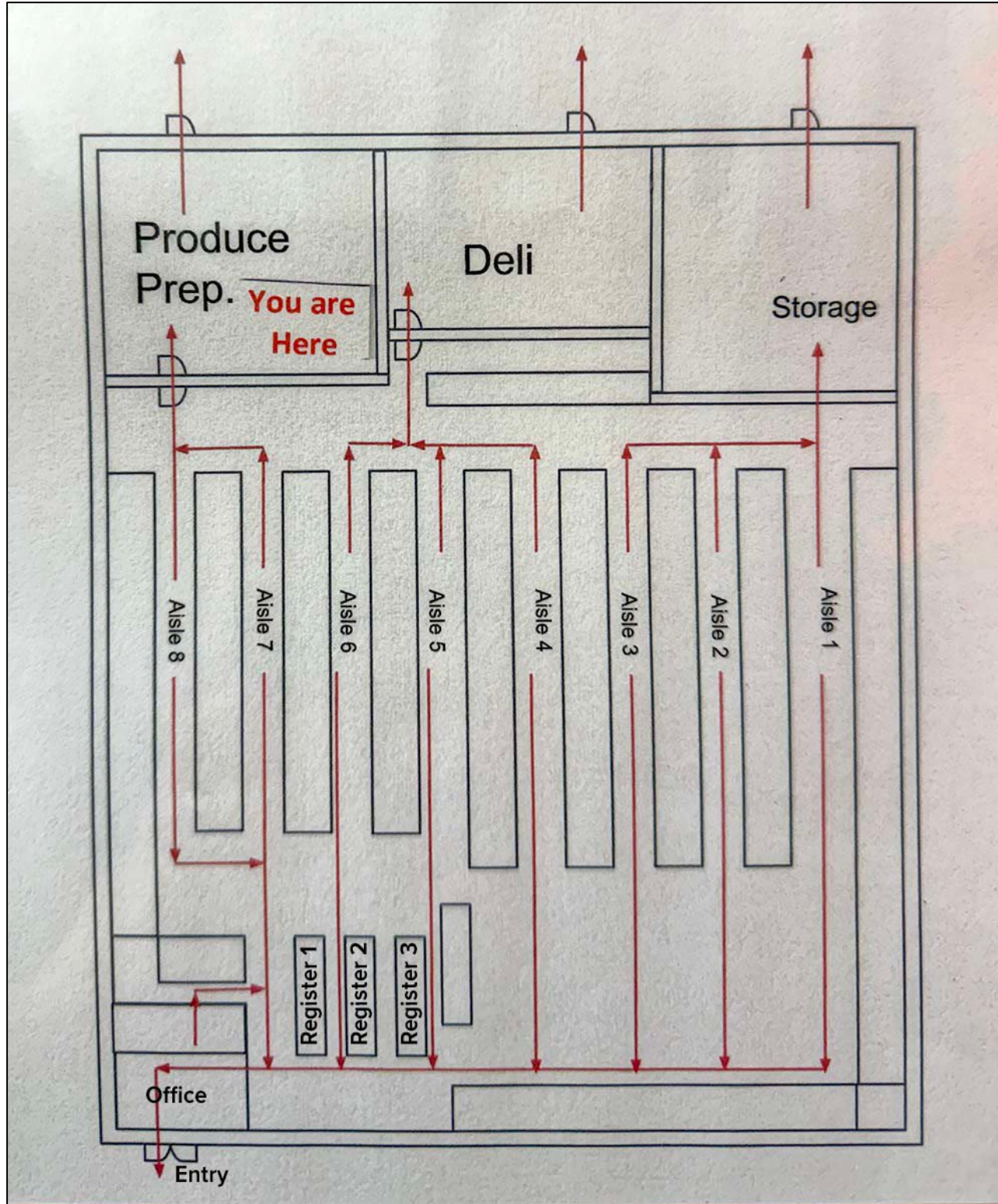
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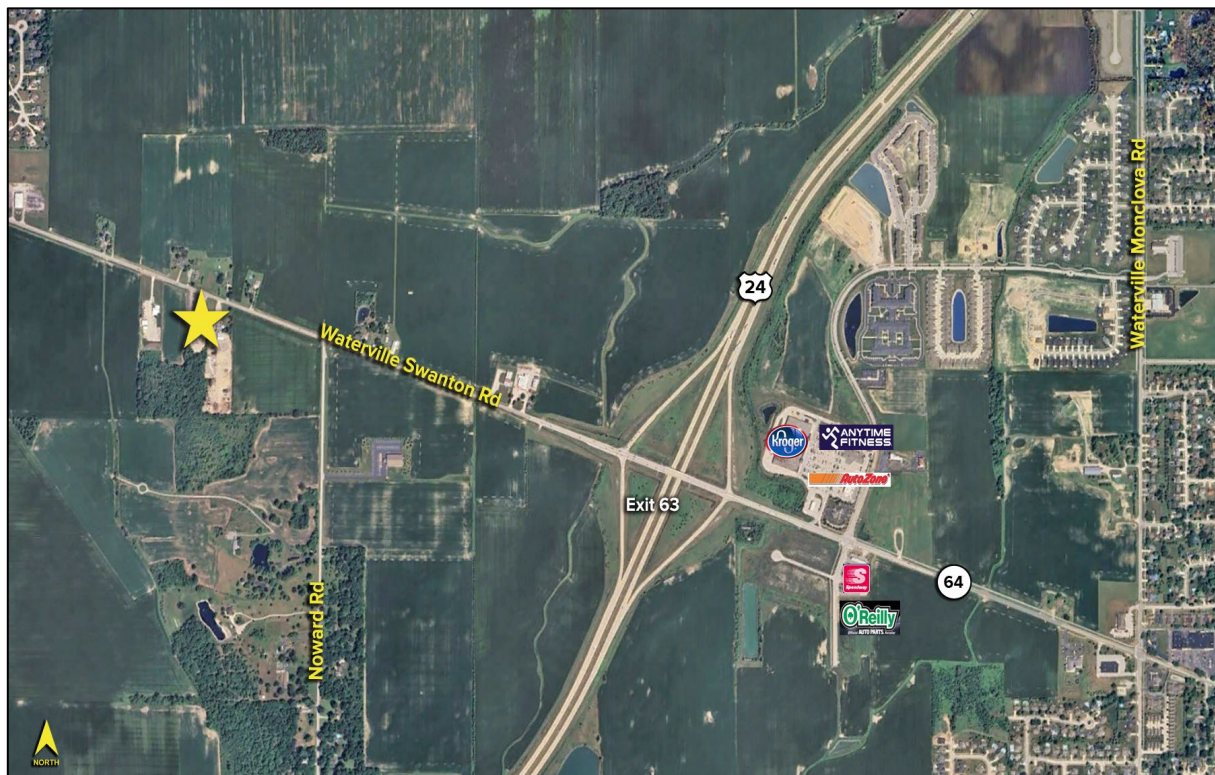
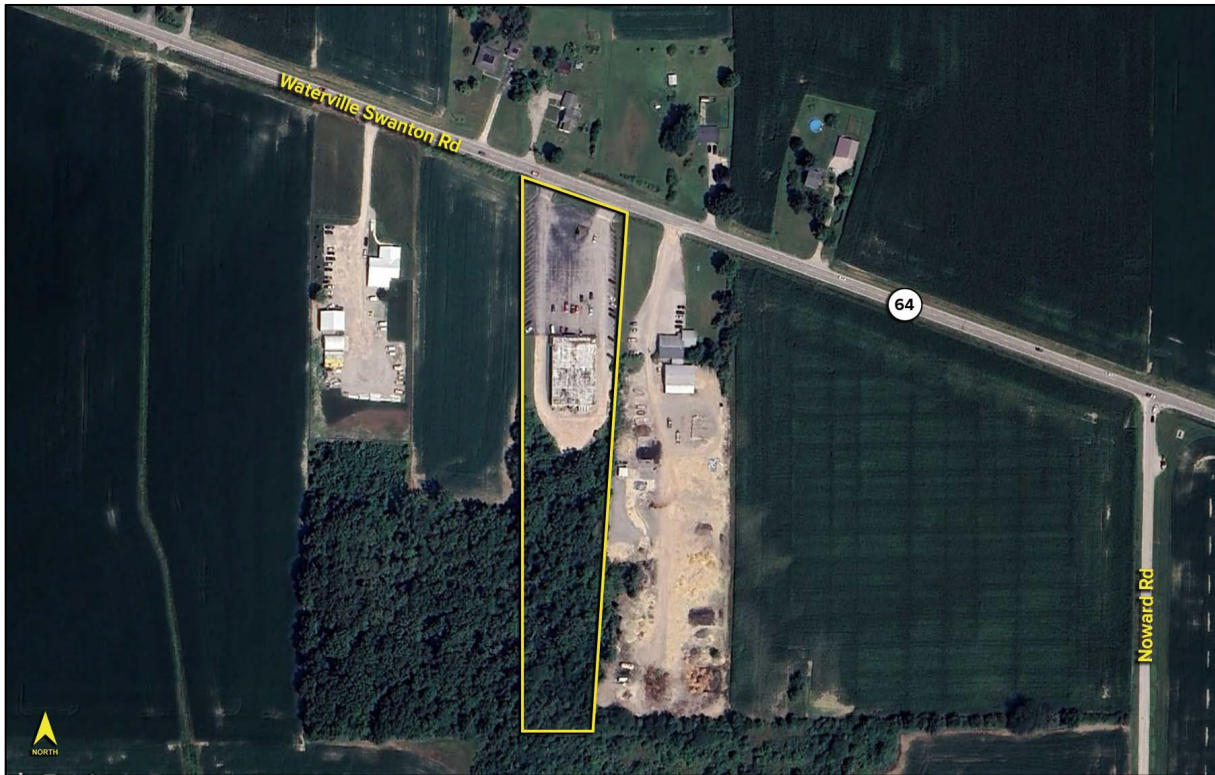
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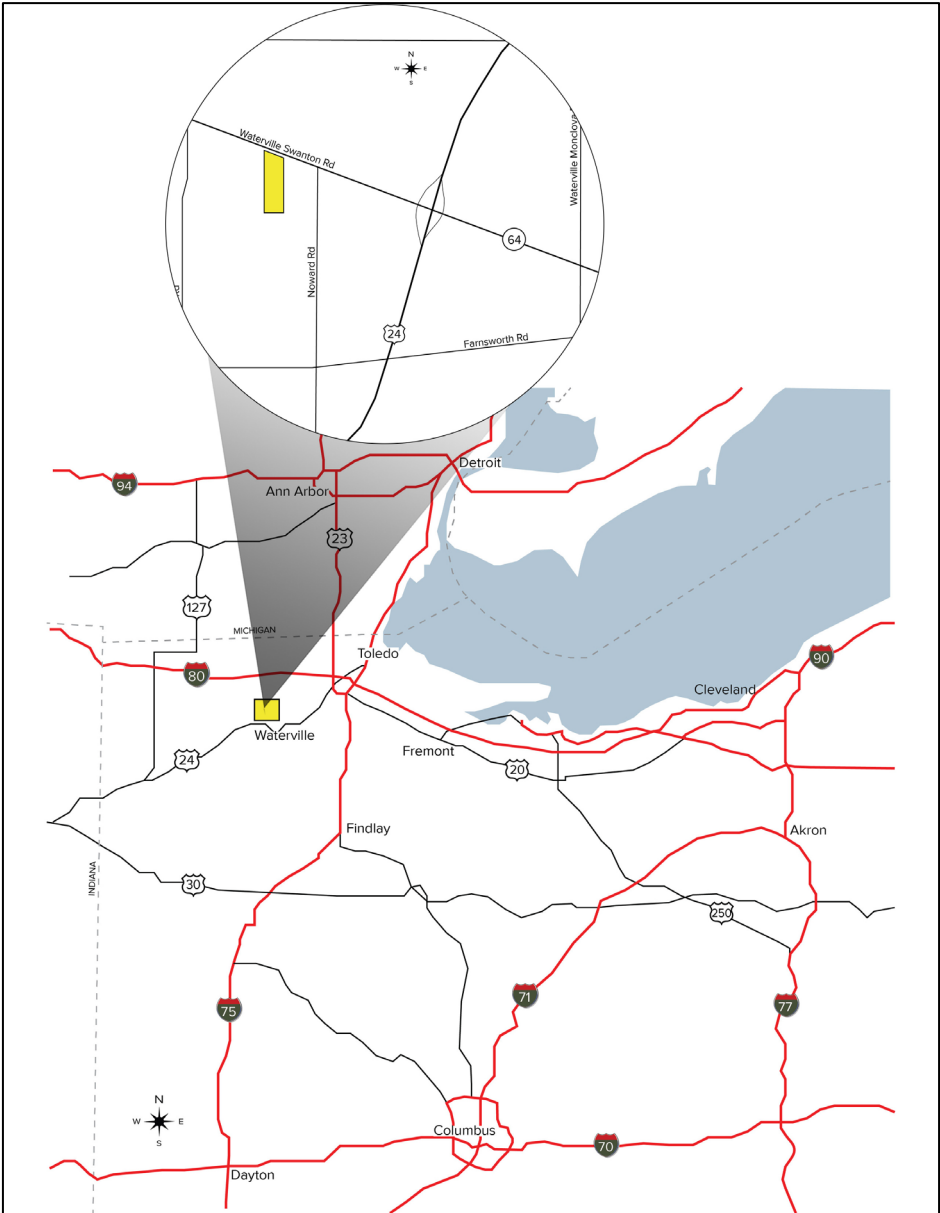
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- Distance to:**
- Maumee – 9 mi
  - Monclova – 5.8 mi
  - Waterville – 2.9 mi
  - Whitehouse – 1.7 mi
  - Neapolis – 6.7 mi
  - Grand Rapids – 11 mi
  - Perrysburg – 10 mi



| DEMOGRAPHICS |            |                |
|--------------|------------|----------------|
|              | POPULATION | MED. HH INCOME |
| 1 MILE       | 993        | \$155,893      |
| 3 MILE       | 15,740     | \$119,918      |
| 5 MILE       | 32,903     | \$127,509      |

| TRAFFIC COUNTS (TWO-WAY) |               |
|--------------------------|---------------|
| WATERVILLE SWANTON RD    | 10,454 (2025) |
| US-24                    | 29,239 (2024) |

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