

1236 - 1238 CONANT STREET
MAUMEE, OH 43537

COMMERCIAL BUILDING FOR SALE
7,176 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

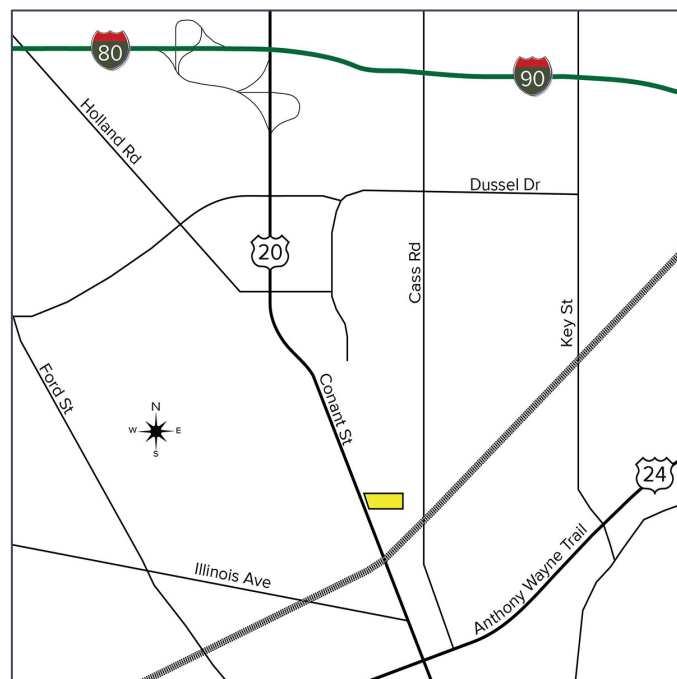
FULL-SERVICE COMMERCIAL REAL ESTATE

MAUMEE INVESTMENT PROPERTY



GENERAL INFORMATION

Sale Price:	\$600,000
Building Size:	7,176 square feet
Number of Stories:	One
Year Constructed:	1950
Condition:	Very well-maintained
Lot Dimensions:	Irregular
Acreage:	.623 acres
Closest Cross Street:	Illinois Avenue
County:	Lucas
Zoning:	C-2
Parking:	29 spaces – recently sealed lot
Curb Cuts:	Two
Street:	4 lane with center turn



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

1236 - 1238 Conant Street, Maumee, OH 43537

Commercial Building For Sale

7,176
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS	
Exterior Walls:	Stone façade/block
Structural System:	Block/steel
Roof:	Flat rubber neoprene
Floors:	Concrete
Floor Coverings:	Vinyl/ceramic tile
Ceiling Height:	Approx. 12'
Basement:	No
HVAC:	Two rooftop units – 5½-ton, 7½-ton
Power:	3-phase/220/240v/3-wire
Restrooms:	Xtreme Card Vault – two Ridge - one
Security System:	Yes
Overhead Doors:	Vacant – 9’11”x9’ Ridge – 8’x14’ and 9’x10’
Sprinklers:	No
Signage:	Two pole signs
Floor drains:	Yes

CONANT STREET	17,493 (2023)
ILLINOIS AVENUE	8,579 (2023)
.54 MILES TO US-24	
2.3 MILES TO I-475/US-23	

BUILDING INFORMATION	
Occupancy Date:	Upon closing
Other Occupants:	Ridge Engine & Machine Repair Xtreme Card Vault, LLC
Sign on Property:	No
Key Available:	Arrange with listing agent

2026 REAL ESTATE TAXES	
Parcels:	36-01394
Assessor Number:	43164026
Total Taxes:	\$9,865.59
Land value:	\$40,400
Improvement value:	\$243,400
Total value:	\$283,800

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	6,114	\$87,049
3 MILE	54,030	\$84,227
5 MILE	124,420	\$86,113

For more information, please contact:
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

1236 - 1238 Conant Street, Maumee, OH 43537

Commercial Building For Sale

7,176
Square Feet
AVAILABLE



Parking to north



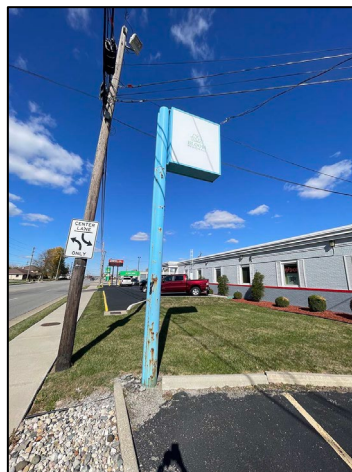
Rear parking



Rear parking



Rear access to Xtreme Card Vault



Two pole signs



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

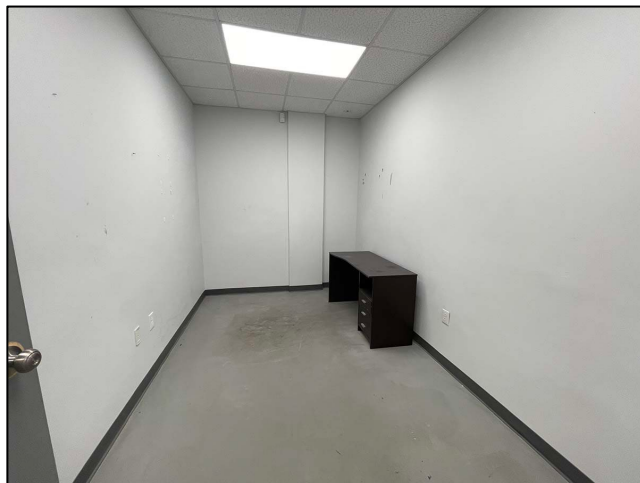
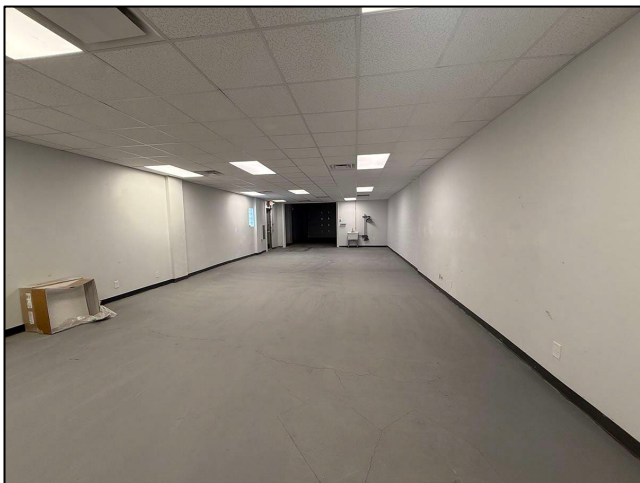
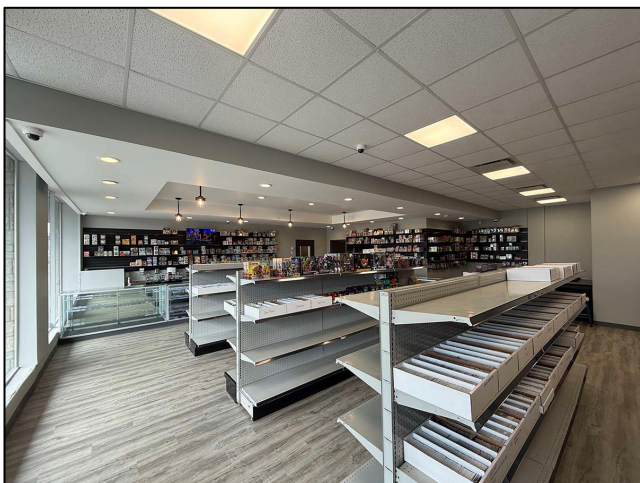
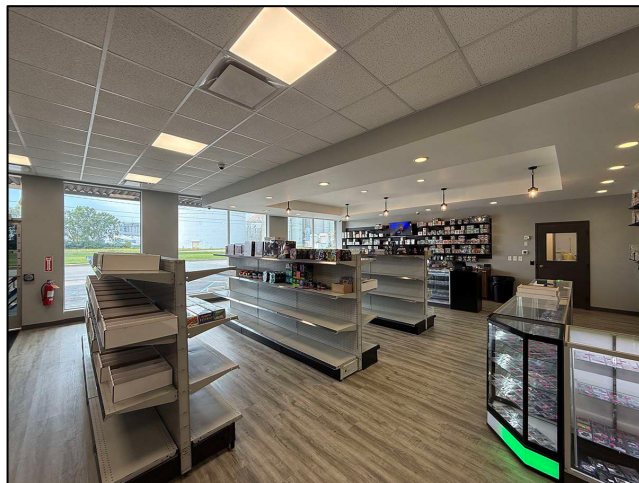
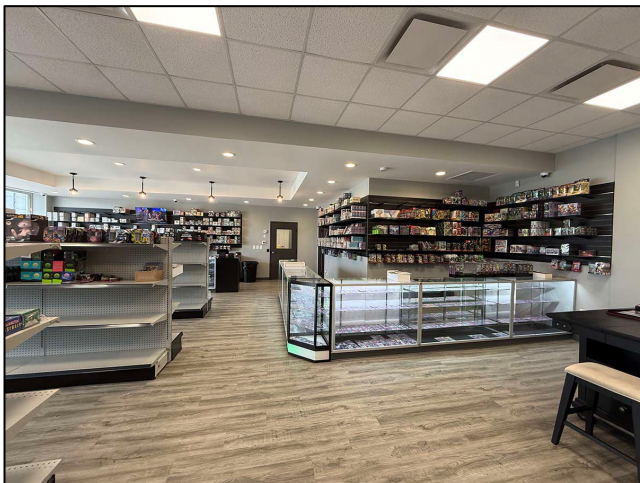
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

1236 - 1238 Conant Street, Maumee, OH 43537

Commercial Building For Sale

7,176
Square Feet
AVAILABLE

1238 Conant – Xtreme Card Vault, LLC



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

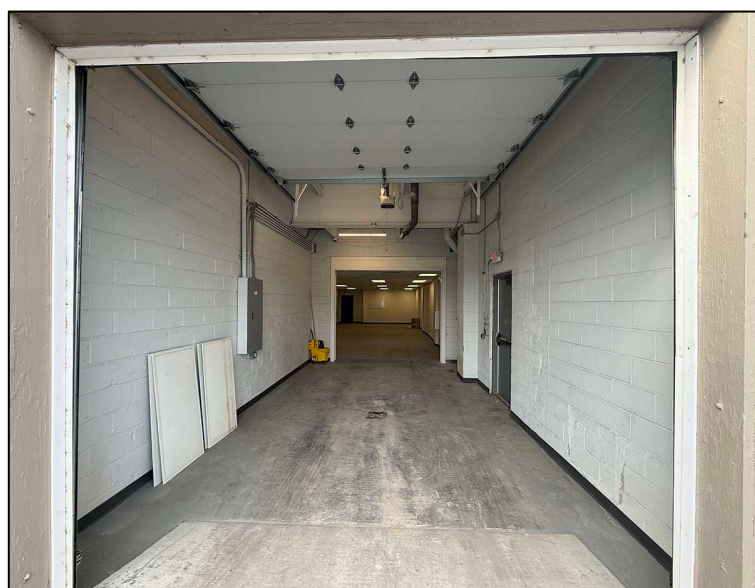
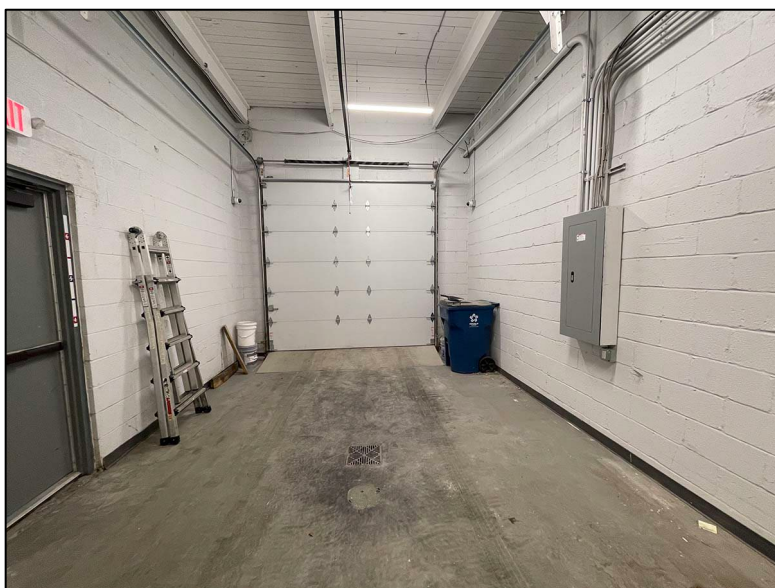
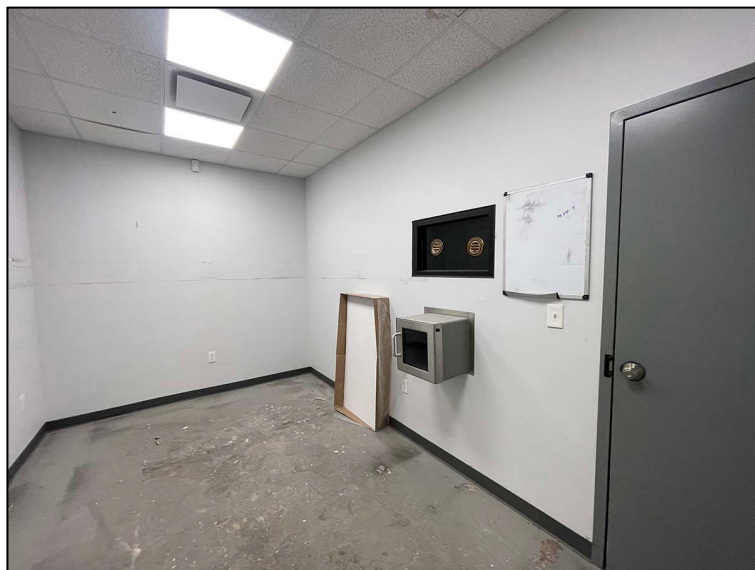
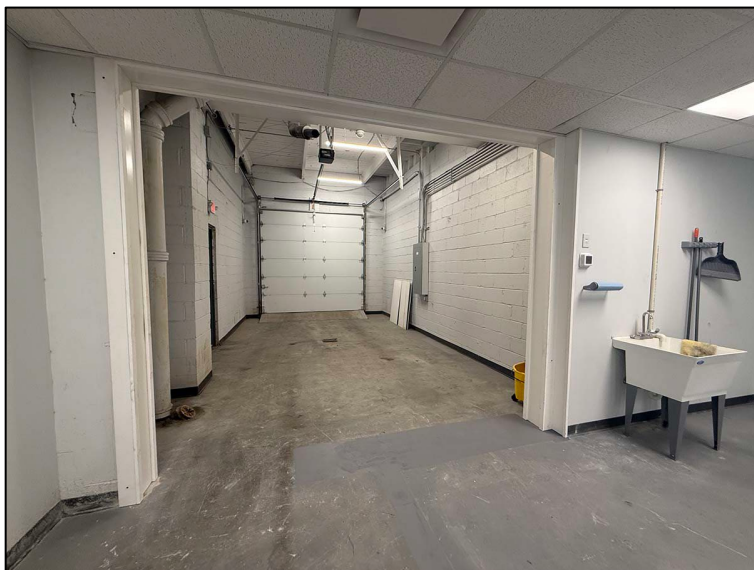
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

1236 - 1238 Conant Street, Maumee, OH 43537

Commercial Building For Sale

7,176
Square Feet
AVAILABLE

1238 Conant – Xtreme Card Vault, LLC



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

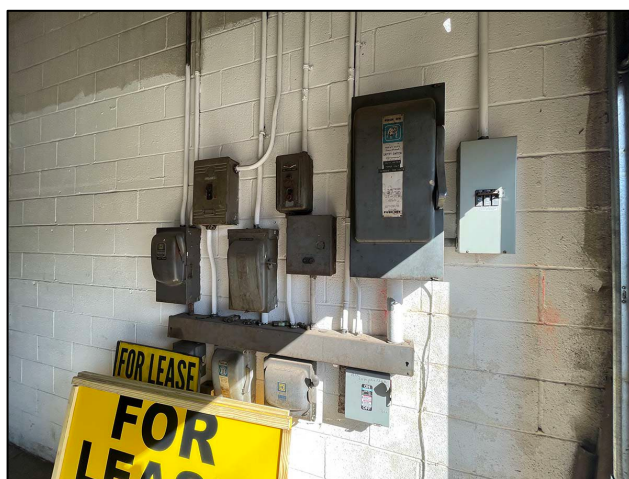
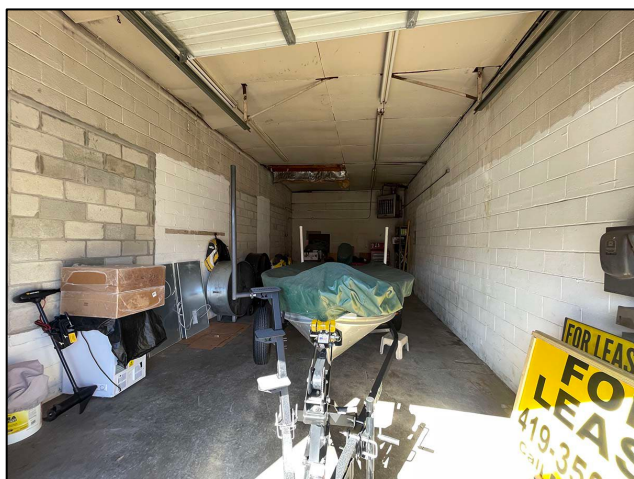
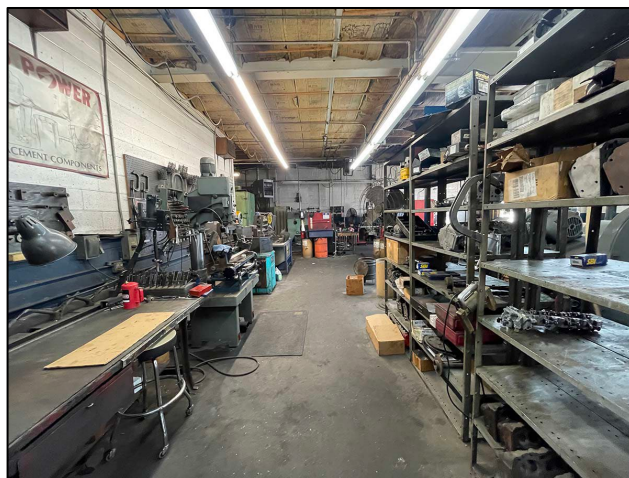
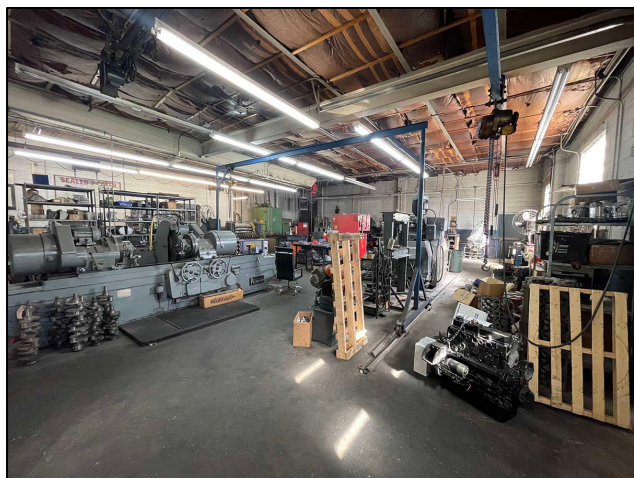
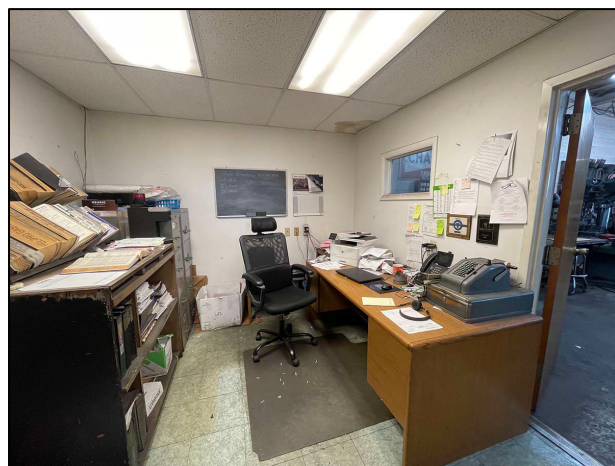
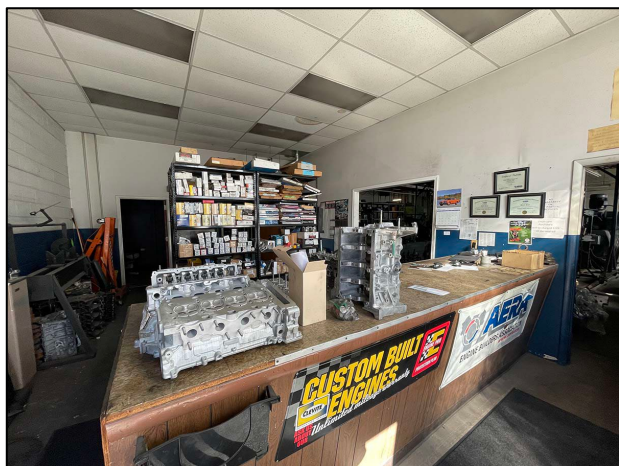
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

1236 - 1238 Conant Street, Maumee, OH 43537

Commercial Building For Sale

7,176
Square Feet
AVAILABLE

1236 Conant – Ridge Engine & Machine Repair



Property owner's storage garage – 680 SF

For more information, please contact:

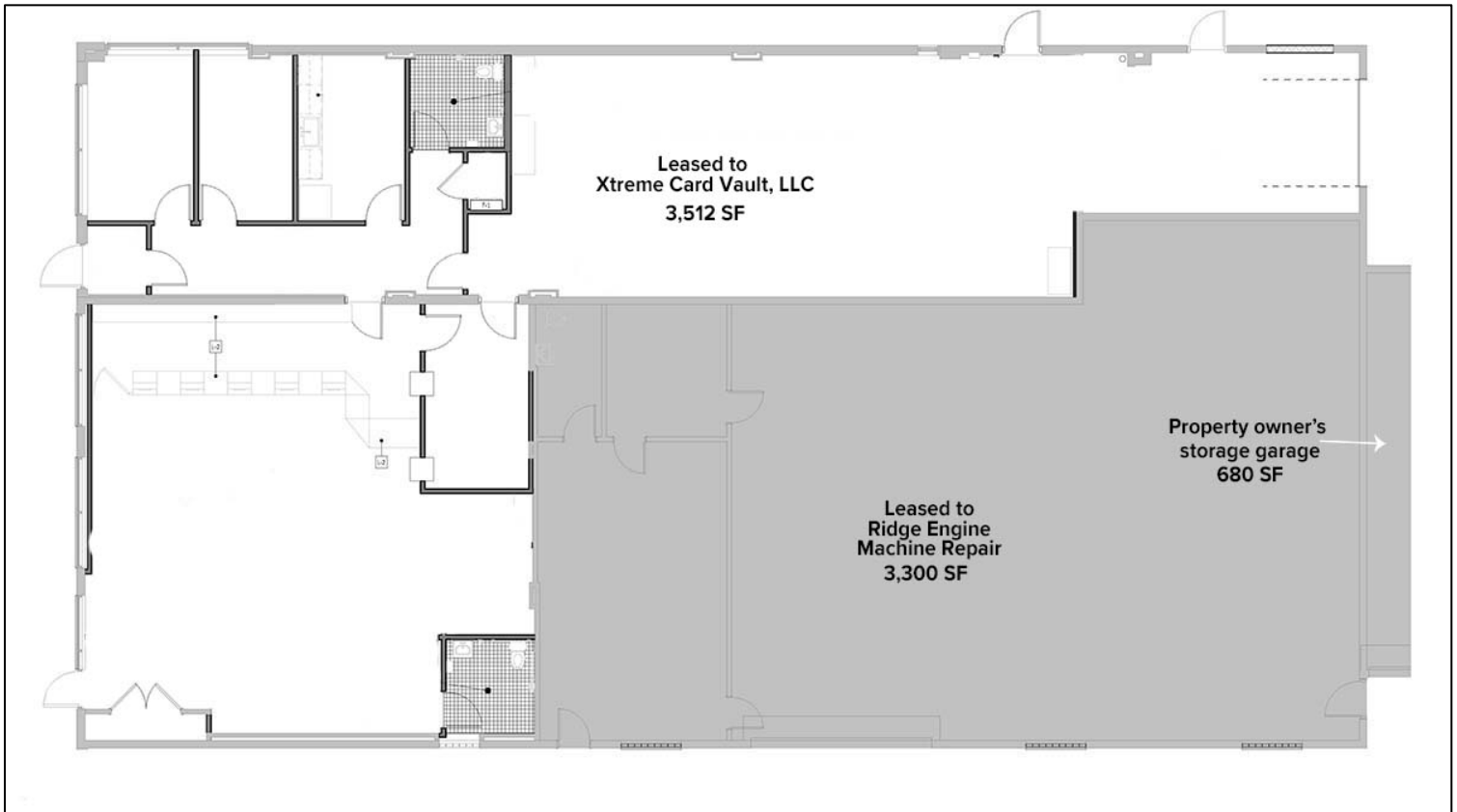
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

1236 - 1238 Conant Street, Maumee, OH 43537

Commercial Building For Sale

7,176
Square Feet
AVAILABLE



Comments:

- Located in the heart of Maumee along Conant Street, between Timbers Bowling Alley and Honda East.
- Two-unit building.
- 3,512 square foot occupied by Xtreme Card Vault, LLC. Completely rebuilt for Tenant's use. Tenant pays \$3,300/month plus 50% of building utilities. Xtreme signed its lease on June 1, 2026, which expires November 30, 2029. Xtreme is funding Tenant improvements and there is no rent due from June 1, 2026, through September 30, 2026. The monthly rent increases 3% from the prior year's monthly rent each one-year anniversary. Tenant may extend its lease for an additional 3-year term with 3 month's prior notice. Monthly rent to increase 3% per year for each year extended. Xtreme has a Right of First Refusal with 15 days from Seller's receipt of a bona fide offer which the Seller intends to accept. Plumbing and electrical wiring were updated when space was previously renovated. Unit includes security system, open area, IT room with supplemental mini split unit, 2 in suite restrooms, multiple offices, break room, shop, garage bay with one 9'11" X 9' overhead door.
- 3,300 SF occupied by Ridge Engine & Machine Repair. Ridge is on its second renewal option, which expires April 30, 2028. Tenant pays \$1,650/month NNN (NNN = \$4.50/SF). All FF&E belong to the tenant. Unit includes sales counter area, restroom, office and garage with two overhead doors, 8'X14' and 9'X10'.
- Seller occupies a small 622 square foot garage bay which is adjacent to Ridge leased unit.
- .54 miles to US-24, 2.19 miles to I-475/US-23.
- Both HVAC roof units and all ductwork was updated when space was renovated by previous tenant.

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

1236 - 1238 Conant Street, Maumee, OH 43537

Commercial Building For Sale

7,176
Square Feet
AVAILABLE



TRAFFIC COUNTS (TWO-WAY)	
CONANT STREET (SR-20)	17,720 (2024)
ILLINOIS AVENUE	8,691 (2024)
US-24	18,647 (2024)

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com