

705-713 CONANT STREET

(AKA SOPHIA STREET)

MAUMEE, OH 43537



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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDING FOR SALE OR LEASE

1,800 Square Feet Available for Lease

4,874 Square Feet Available for Sale



GENERAL INFORMATION

AVAILABLE SUITES

	SIZE	RATE
Former Dance Studio	1,600 SF	\$1,600/mo. + utilities
Former Hair Salon	1,800 SF	\$2,000/mo. + utilities
2nd floor office	2,000 SF	\$1,500/mo. + utilities

Sale Price: \$350,000
Building Size: 4,874 square feet
Number of Stories: Two
Year Constructed: 1962
Condition: Good
Acreage: 0.5288 acres
Closest Cross Street: Sophia Street
County: Lucas
Zoning: C-2 Commercial
Parking: 28± spaces
Curb Cuts: One
Street: 4 lane, 2 way



For more information, please contact:

ZACK LIBER, SIOR
(419) 249 6325 or (419) 367 4331
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7150 Granite Circle, Suite 200
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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.

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Commercial Building For Sale or Lease

4,874
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Siding
Structural System:	Wood truss
Roof:	Peak shingle & flat membrane
Floor Coverings:	Carpet/hardwood
Ceiling Height:	9' – 12'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Restrooms:	2 nd floor – two in hallway
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	On door

2025 REAL ESTATE TAXES

TD:	36
Parcel Number:	01501
Assessor Number:	43183026
Total Annual Taxes:	\$7,223.18

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing or lease execution
Other Occupants:	Hair salon, Hearing, RMJ Pallets
Sign on Property:	Yes
Showing Instructions:	Contact listing agents

LEASE DETAILS

Term:	2+ years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities & suite janitorial



Back parking lot overview

Comments:

- Great Maumee location with ample parking on both sides of building.
- Great opportunity for owner/investor.
- Well-maintained and professionally managed.
- 2nd floor office is functional and has unit access through the front entrance and the back exterior stairs.
- 1st floor retail units available – A former hair salon and former dance studio.

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DISTANCE TO	
1.5 MILES	US 23/I-475
2.5 MILES	I-80/90 (Ohio Turnpike)

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