

3929 NAVARRE AVENUE
OREGON, OH 43616

OFFICE BUILDING FOR SALE
2,304 Square Feet Available



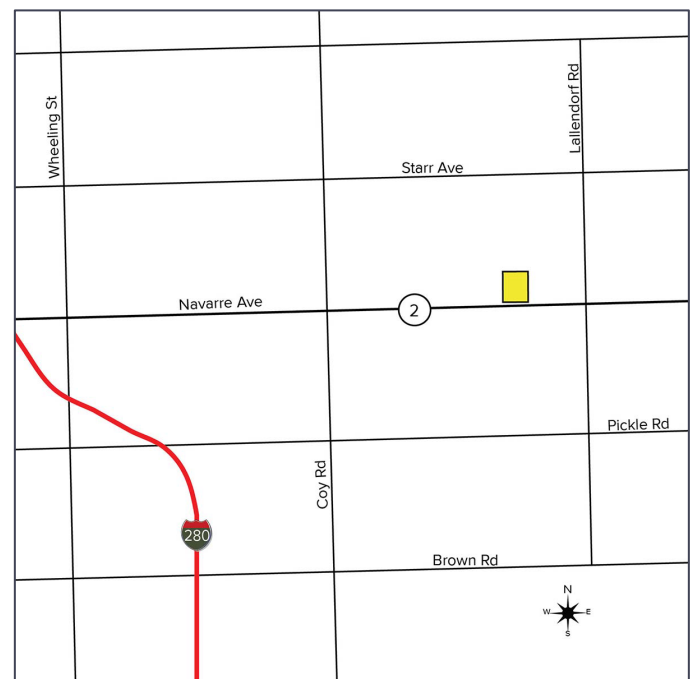
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$360,000 for the office building \$1,070,000 for building & acreage \$200,000/acre for Navarre frontage \$65,000/acre for rear acreage
Building Size:	2,304 square feet + full basement
Number of Stories:	One
Year Constructed:	1987
Condition:	Good
Lot Dimensions:	334' x 1,265'
Acreage:	Up to 10 acres available
Closest Cross Street:	Lallendorf Road
County:	Lucas
Zoning:	C-3 – Planned Comm. Rear half of property is R-5 – Condo/Residential
Parking:	Approx. 5,000 sf of parking space
Curb Cuts:	One
Street:	4 lane with center turn



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	Tile/carpet
Ceiling Height:	8' – 9'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Yes
Power:	200a/single phase
Restrooms:	Two
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes

BUILDING INFORMATION

Current Occupant:	Dr. Kumar – family practice medical office Dr. Kumar built & has occupied the building since inception.
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

2023 REAL ESTATE TAXES

TD:	44
Parcels:	18674
Assessor Number:	24028070
Total Taxes:	\$10,577.38 (\$1,186.34 is special assessment)
Land valuation:	\$213,600
Improvement valuation:	\$105,300
Total valuation:	\$318,900

Comments:

- Communications serviced by Buckeye Cable System.
- ADA ramp access.
- Two stairwells to the basement.
- Washer/dryer hookup in basement.
- Basement has plumbing for a restroom.
- Roof and mechanicals have been updated over time.

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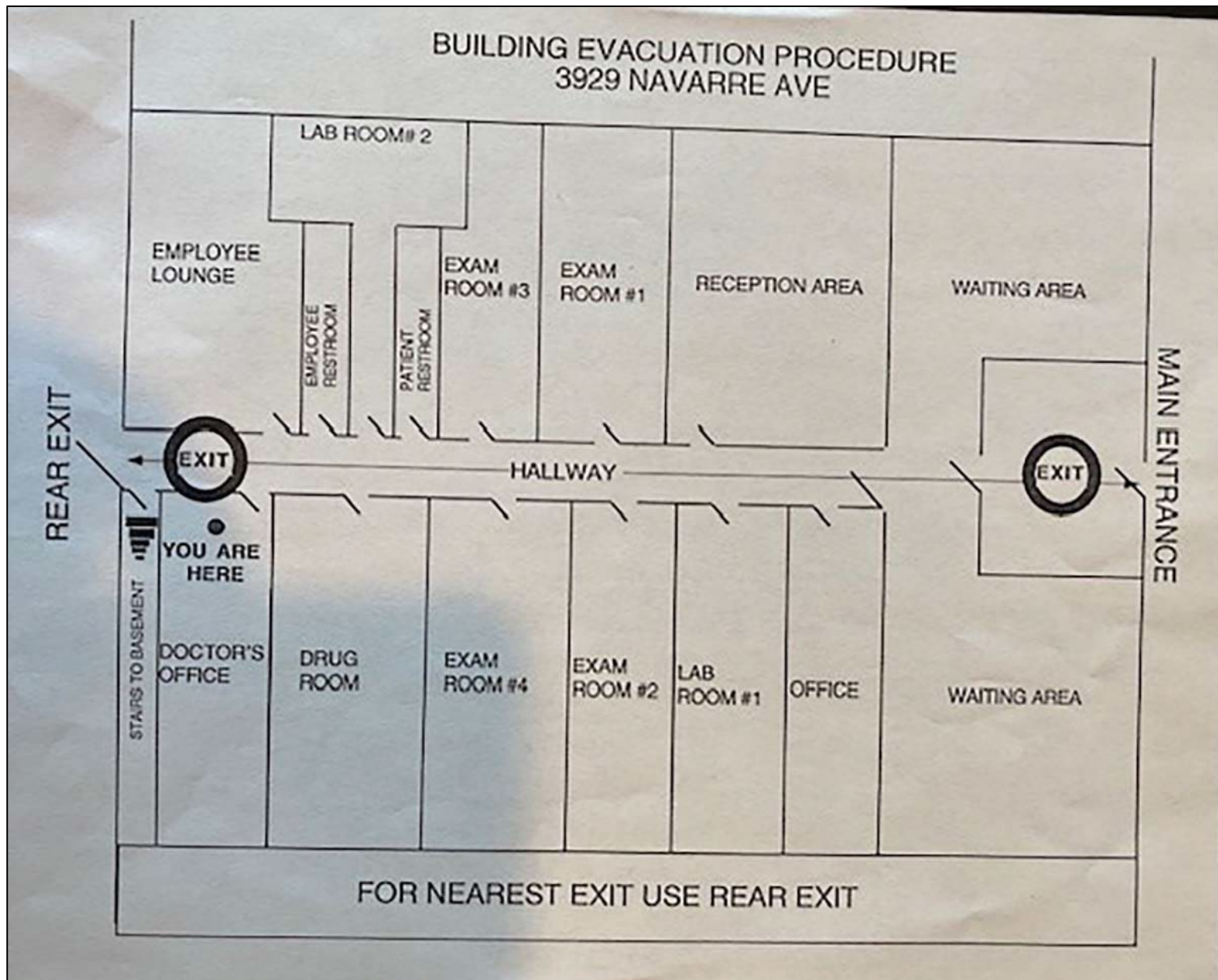
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