

5800 MONROE STREET  
SYLVANIA, OHIO 43560

OFFICE CONDOMINIUM BUILDING  
FOR SALE OR LEASE  
2,504 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

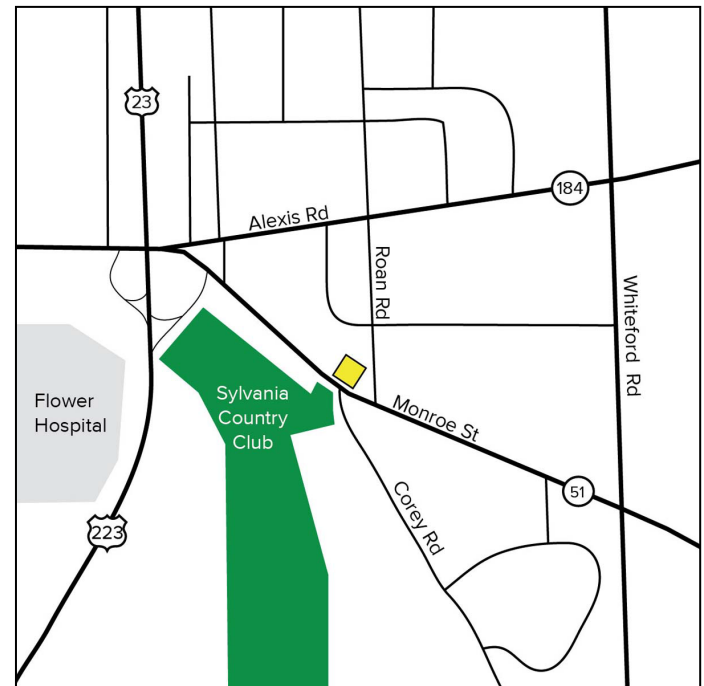
**BUILDING E UNIT 7 & 8**



**PRICE REDUCED**

## GENERAL INFORMATION

<b>Sale Price:</b>	\$495,000
<b>Lease Rate:</b>	\$11.00/SF gross plus suite janitorial
<b>Building Size:</b>	11,268 square feet
<b>Space Available:</b>	2,504 square feet
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	1969
<b>Condition:</b>	Good
<b>Acreage:</b>	9.5 acres (entire complex)
<b>Lot Dimensions:</b>	Irregular – approximately 540' frontage on Monroe Street
<b>Closest Cross Street:</b>	Corey Road
<b>County:</b>	Lucas
<b>Zoning:</b>	B-4
<b>Parking:</b>	In common
<b>Curb Cuts:</b>	3
<b>Street:</b>	4 lane with center turn lane



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 5800 Monroe Street, Sylvania, Ohio 43560

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood truss
Roof:	Gable roof over wood deck with asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet and ceramic tile
Ceiling Height:	8' to 9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	6
Sprinklers:	No
Signage:	Facia signs and monument sign located at the gateway to the complex

### ESTIMATED OPERATING EXPENSES

Real Estate Taxes	\$ 22,742.02
Property Insurance	Part of Condo Fee
Property Management	\$ 5,500.00
Repairs/Maintenance	\$ 6,598.00
Utilities (Gas and Oil)	\$ 33,223.00
Janitorial	\$ 3,120.00
Lawn Care	Part of Condo Fee
Snow Removal	Part of Condo Fee
Trash Removal	Part of Condo Fee
Condo Fee	\$19,200.00

### LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Suite janitorial

### BUILDING INFORMATION

Current Tenant:	See tenant roster
Occupancy Date:	Upon lease execution
Sign on Property:	No
Key Available:	Yes

### Comments:

- Property is managed by owner. The property management fee, utilities, repairs/maintenance and janitorial are estimated.
- Condo fees = lawn maintenance, maintenance and repair of ground lighting, snow removal, refuse removal, exterior window washing, HVAC filter change twice annually, lamp/ballast replacement, minor plumbing, electrical/general repairs, cleaning of eaves, restroom supplies and property insurance.

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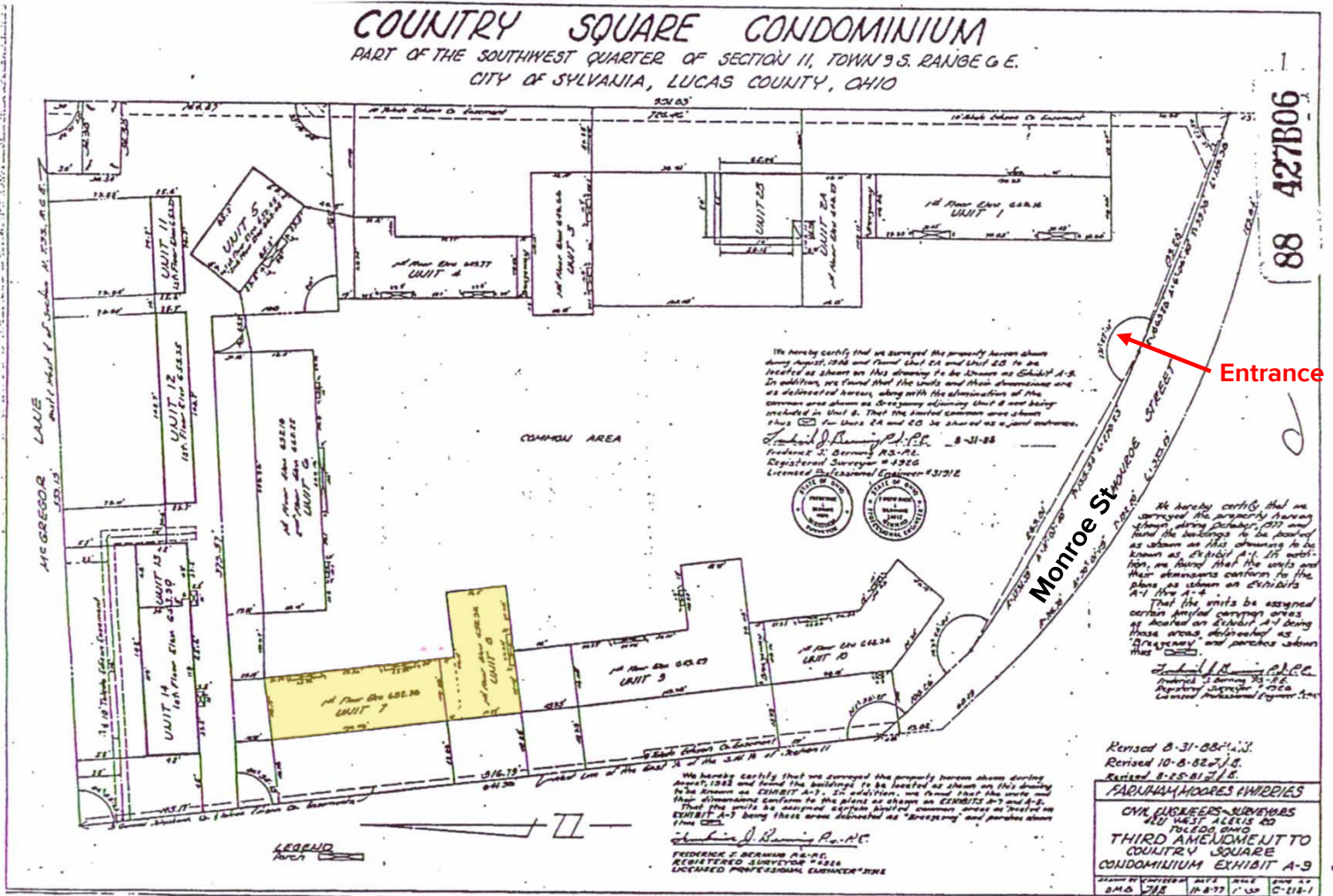
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### 2024 REAL ESTATE TAXES

Parcel	Assessor Number	Annual Taxes	100% Land Tax Valuation	100% Building Tax Valuation	100% Total Valuation
82-14073	45-040-112	\$11,945.82	\$124,300	\$220,000	\$334,300
82-14075	45-040-112	\$10,796.20	\$99,700	\$210,900	\$310,600
<b>Total:</b>		<b>\$22,742.02</b>	<b>\$224,000</b>	<b>\$430,900</b>	<b>\$644,900</b>

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Lyon Associates 3,860 SF	AVAILABLE 2,504 SF		Wellness Spa 1,650 SF	Guardian Angel Home Healthcare 1,055 SF	Shear Productions 1,472 SF
	Lyon Associates				

**RENT ROLL**

Suite	Tenant	Square Footage	Annual Rent	Monthly Rent	Rent Term
1	Lyon Associates	3,860	\$50,700	\$4,225	10/1/12 – 10/31/24 3-year option
2	Guardian Angel Home Healthcare	1,055	\$10,550	\$967	3/1/2023 – 2/28/2025
3	Balance Wellness Spa	1,650	\$14,400	\$1,100	10/1/2019 – 9/30/2023
4	<b>Available Space - PBPM (Seller)</b>	2,504			Month to Month
5	Shear Productions	1,472	\$16,800	\$1,400	Month to Month

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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,402	\$62,938
3 MILE	53,288	\$70,412
5 MILE	147,192	\$64,788

### 2021 TRAFFIC COUNTS (TWO-WAY)

15,632 Monroe Street

.052 miles to US 23

Exit 234 US 51 / US 184 east – Monroe Street

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