

FOR SALE

1725 WESTERN AVE STE C
1725 Western Ave Ste C Findlay, OH 45840



PROPERTY DESCRIPTION

Medical condo overlooking Lake Cascades! Many options for how space can be used/modified for variety of business types. Most recently used for podiatric medicine. Treatment rooms, retail space, lab/xray, office and waiting room could serve other medical disciplines, or ancillary service like DME, home health, massage, or nonprofit. Owner responsible for 12.1% of actual association costs and has shared storage space in the adjoining basement. Ample on-site parking, and location is convenient to I-75, and all nearby doctors, hospital, and downtown. Assn docs available for review with signed NDA.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$559,000
Number of Units:	1
Lot Size:	128,458 SF
Building Size:	2,220 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	263	2,362
Total Population	135	627	5,620
Average HH Income	\$115,461	\$114,708	\$102,837

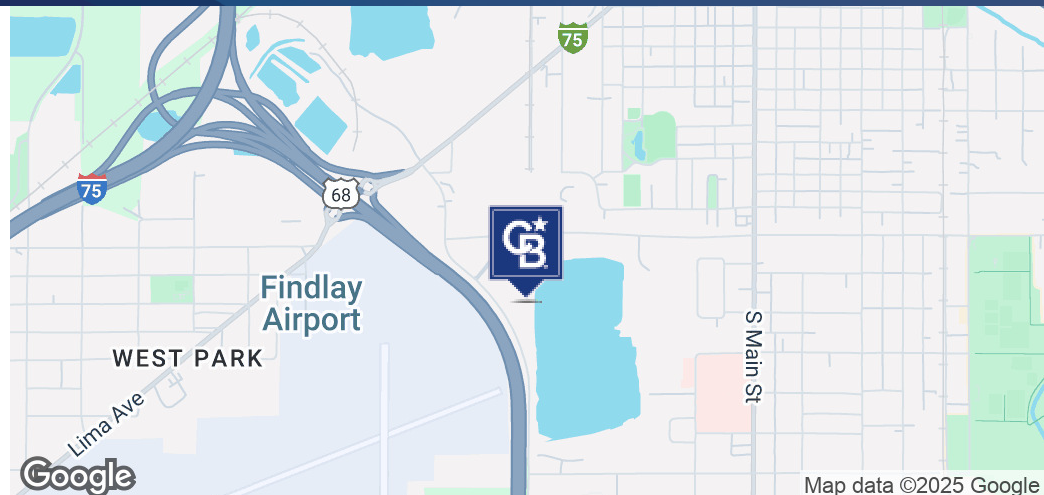
Brian Whitta
(419) 434-9000



OVERVIEW

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OFFERING SUMMARY

Sale Price:	\$559,000
Building Size:	2,220 SF
Available SF:	
Lot Size:	128,458 SF
Number of Units:	1
Price / SF:	\$251.80
Year Built:	1996

PROPERTY OVERVIEW

Medical condo overlooking Lake Cascades! Many options for how space can be used/modified for variety of business types. Most recently used for podiatric medicine. Treatment rooms, retail space, lab/xray, office and waiting room could serve other medical disciplines, or ancillary service like DME, home health, massage, or nonprofit. Owner responsible for 12.1% of actual association costs and has shared storage space in the adjoining basement. Ample on-site parking, and location is convenient to I-75, and all nearby doctors, hospital, and downtown. Assn docs available for review with signed NDA.

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COLDWELL BANKER
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PROXIMITY MAP

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DEMOGRAPHICS

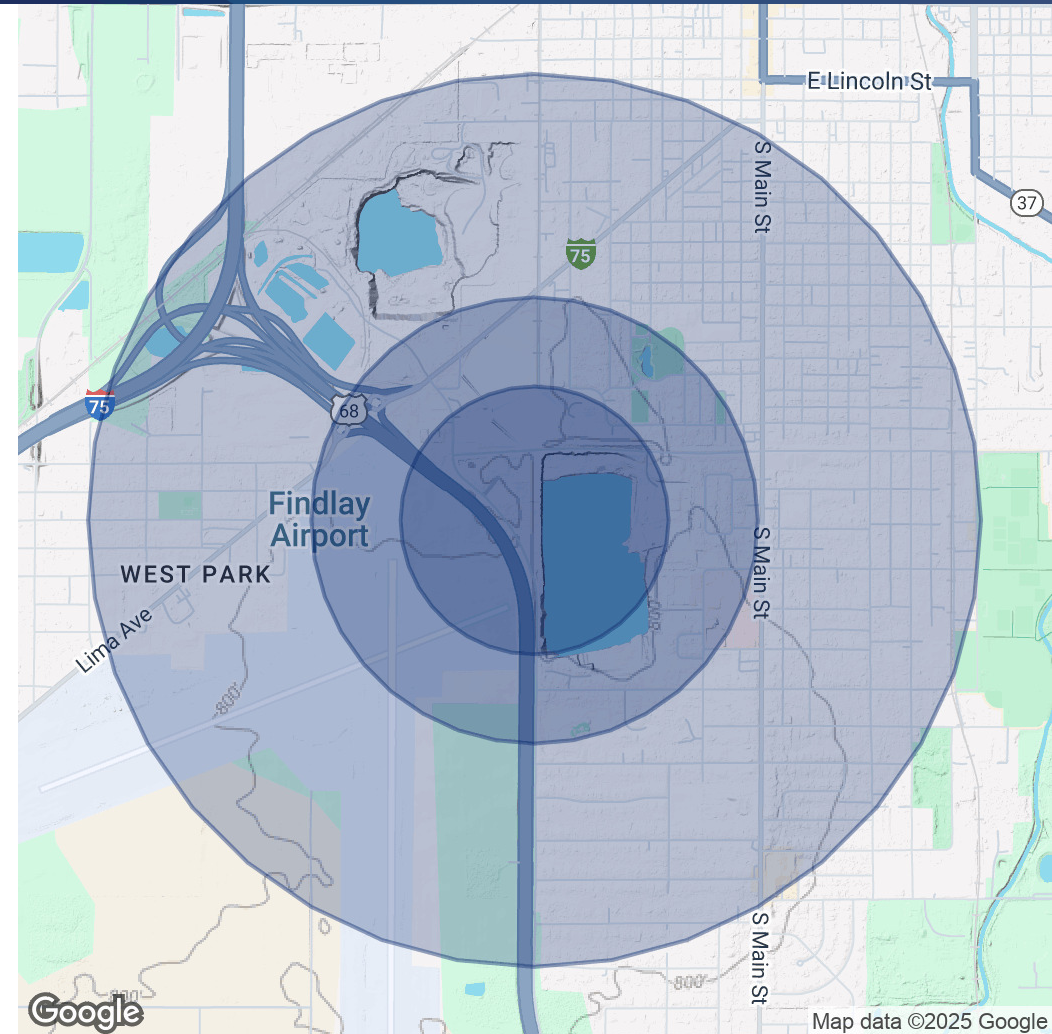
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	135	627	5,620
Average Age	44	43	41
Average Age (Male)	40	41	39
Average Age (Female)	46	46	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	263	2,362
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$115,461	\$114,708	\$102,837
Average House Value	\$286,808	\$282,596	\$227,967

Demographics data derived from AlphaMap



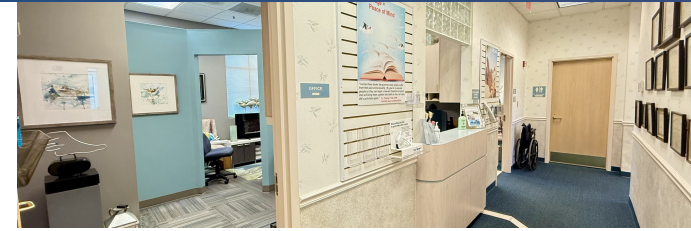
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PHOTOS

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LISTING AGENT

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BRIAN WHITTA

Principal Broker / President

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