

1050 ISAAC STREETS DRIVE
UNIT 102
OREGON, OH 43616

OFFICE CONDO FOR SALE
1,168 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

**ST. CHARLES MEDICAL OFFICE BUILDING
CONDOMINIUM**



GENERAL INFORMATION

Sale Price:	\$75,000
Space Available:	Suite 102 – 1,168 SF
Building Size:	39,457 square feet – per Auditor
Number of Stories:	One
Year Constructed:	1983/1990±
Condition:	Good (Clean)
Closest Cross Street:	Navarre Avenue
County:	Lucas
Zoning:	Office Condominium
Parking:	180 spaces
Curb Cuts:	2 off Isaac Streets, also accessible from St. Charles Hospital, which has access from Wheeling and Navarre
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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.

1050 Isaac Streets Drive, Oregon, OH 43616

Office Condo For Sale

1,168
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Block/brick
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	VCT tile/carpet
Ceiling Height:	9'
Basement:	No – crawlspace in half
Heating:	Gas forced air – ground & rooftop
Air Conditioning:	Central – ground mounted
Power:	200 amp
Restrooms:	One – in suite
Security System:	No
Overhead Doors:	No
Sprinklers:	In storage areas
Signage:	Per condo rules & regulations. Digitized monitor.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Other Occupants:	Refer to digitized tenant monitor photo below
Sign on Property:	Yes
Key Available:	Yes
Condo Owner Responsible For:	Utilities, real estate taxes and condo fees. Condo fees for 2023 are \$240/month.

2025 REAL ESTATE TAXES

TD:	44
Parcels:	91510
Assessor Number:	24369001
Total Taxes:	\$2,871.76
Land value:	\$11,900
Improvement value:	\$93,100
Total value:	\$105,000



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

1050 Isaac Streets Drive, Oregon, OH 43616

Office Condo For Sale

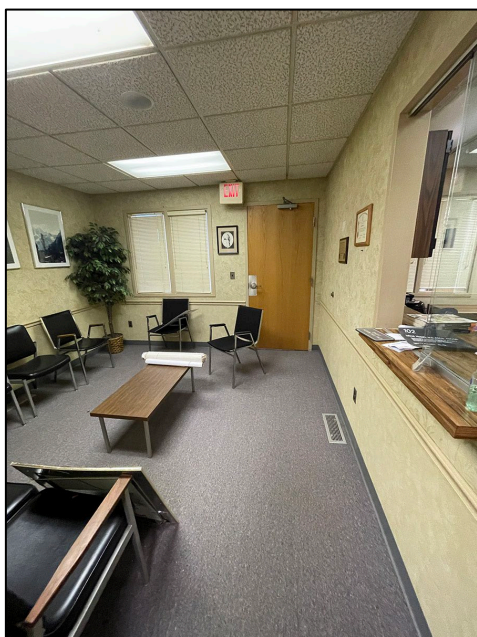
1,168
Square Feet
AVAILABLE



Exterior (rear) view



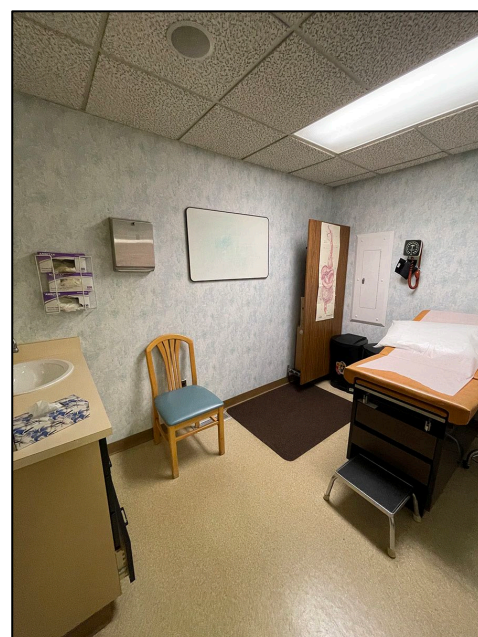
Common area entrance off parking lot



Lobby



Lab



Exam room

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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.

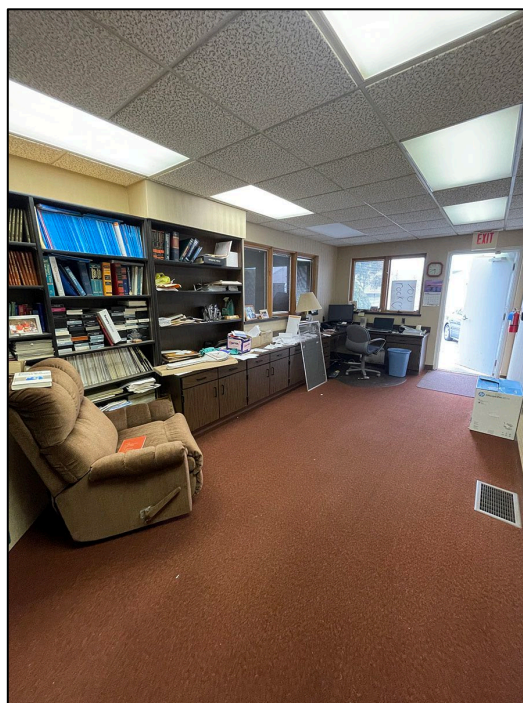
1050 Isaac Streets Drive, Oregon, OH 43616

Office Condo For Sale

1,168
Square Feet
AVAILABLE



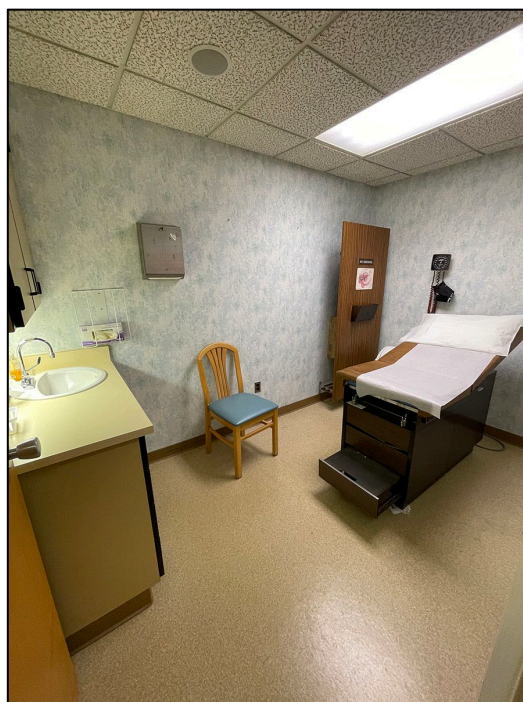
Admin area



Physician office



Restroom



Exam room

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

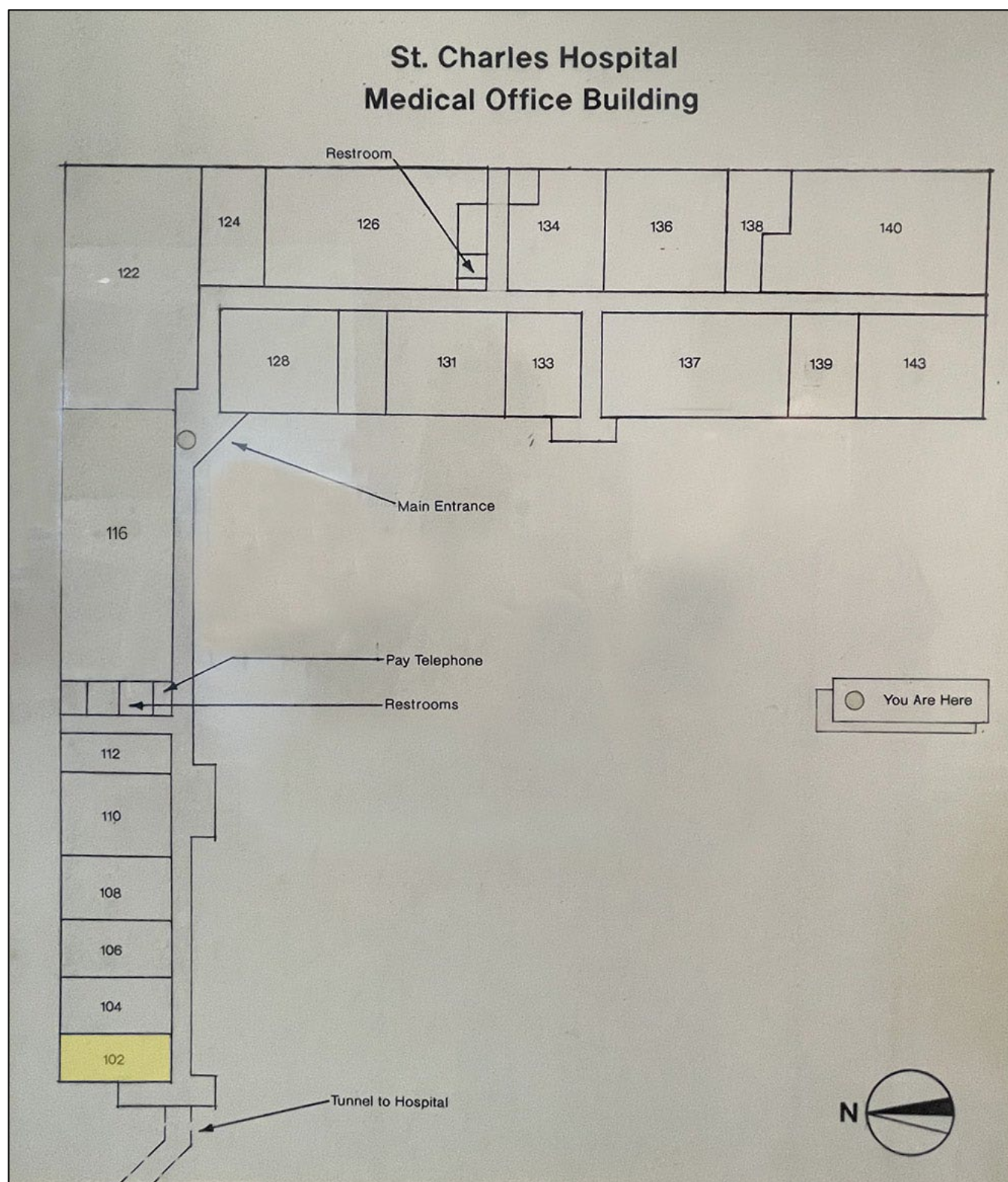
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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.

1050 Isaac Streets Drive, Oregon, OH 43616
Office Condo For Sale

1,168
Square Feet
AVAILABLE



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

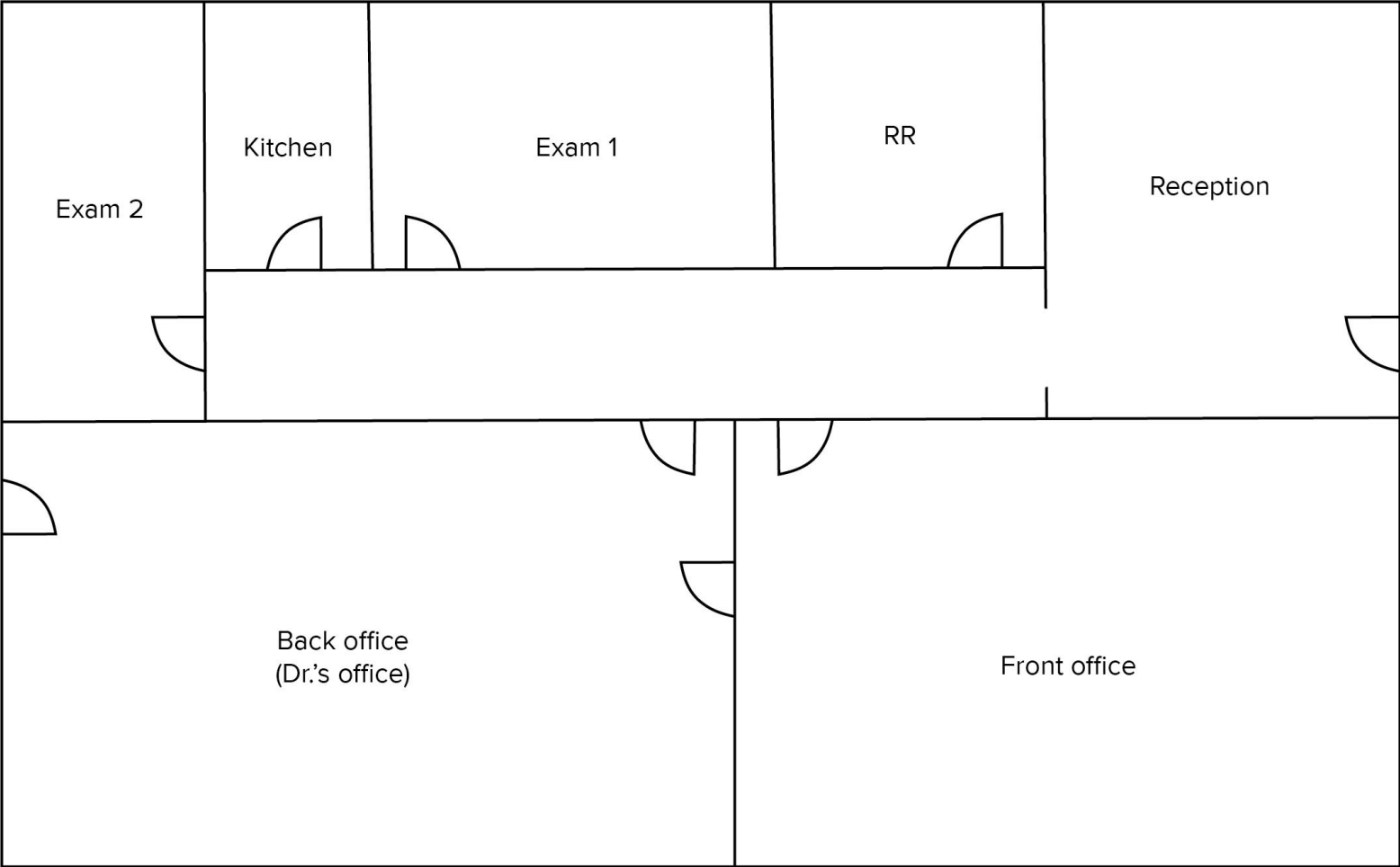
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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.

1050 Isaac Streets Drive, Oregon, OH 43616
Office Condo For Sale

1,168
Square Feet
AVAILABLE



© SIGNATURE ASSOCIATES

Not to scale

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

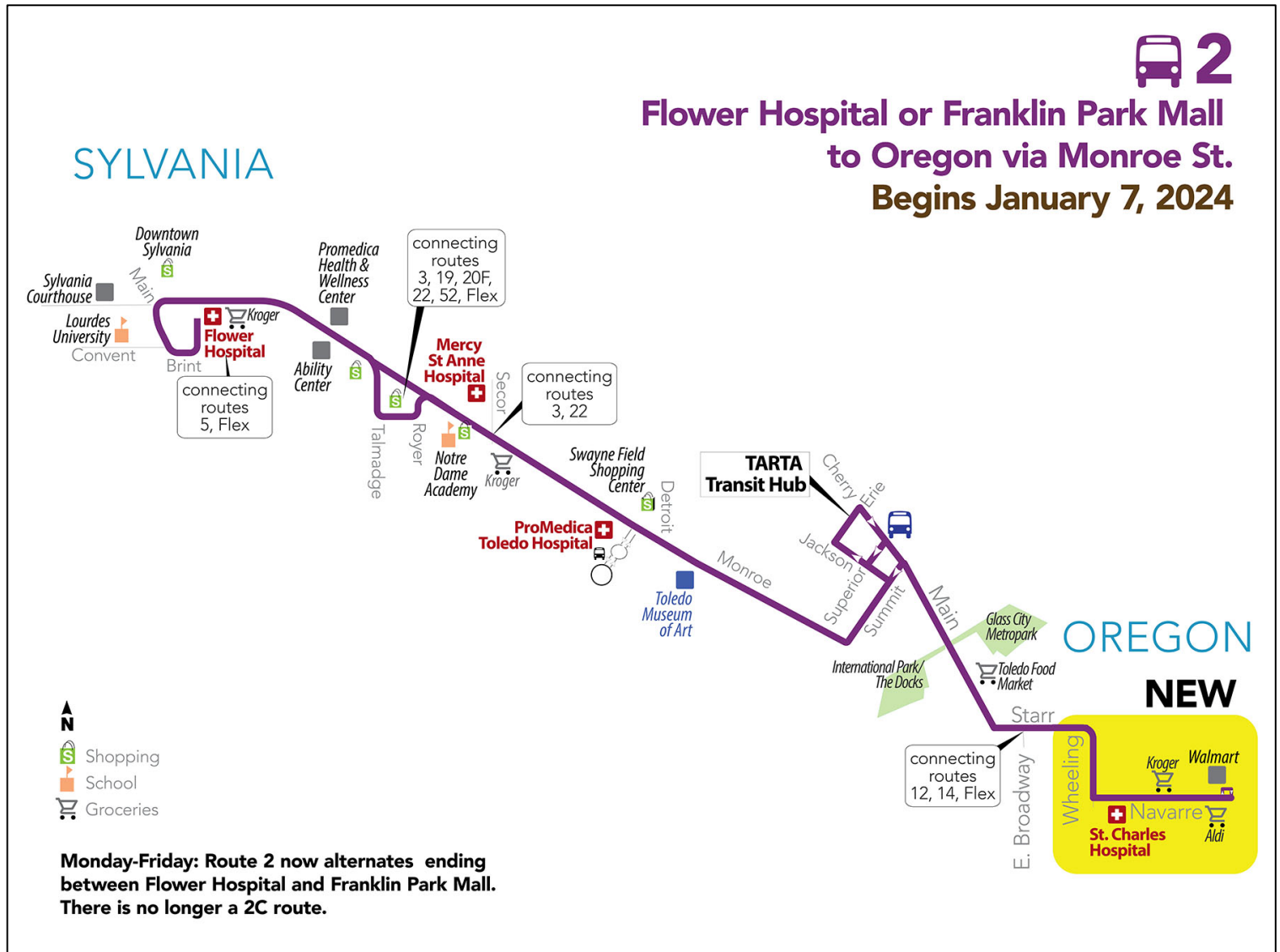
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

1050 Isaac Streets Drive, Oregon, OH 43616

Office Building For Sale or Lease

4,620
Square Feet
AVAILABLE

Oregon is now serviced by TARTA



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

1050 Isaac Streets Drive, Oregon, OH 43616

Office Condo For Sale

1,168
Square Feet
AVAILABLE

- Condominium unit interest under a 99-year lease renewable.
- 0.67 miles to I-280 and ¼ mile to SR-2.
- Professional medical office condominium.
- Duplex professionally managed by Cushman Wakefield.
- Includes:
 - Waiting room.
 - 2 exam rooms.
 - Administrative office and physician office.
 - Kitchen/lab.
 - In suite restroom.
- One electric meter and one gas meter.



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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.