

**705-713 CONANT STREET**

(AKA SOPHIA STREET)

**MAUMEE, OH 43537**



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ASSOCIATES**  
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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**

|                       |                                  |
|-----------------------|----------------------------------|
| Sale Price:           | \$350,000                        |
| Lease Rate:           | \$1,500/month gross              |
| Available Space:      | 1,800 sf – 2 <sup>nd</sup> floor |
| 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  
zliber@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

# 705-713 Conant Street, Maumee, OH 43537

## 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 <sup>nd</sup> floor – two in hallway |
| Security System:   | Yes                                    |
| Overhead Doors:    | No                                     |
| Sprinklers:        | No                                     |
| Signage:           | On door                                |

### 2023 REAL ESTATE TAXES

|                     |            |
|---------------------|------------|
| TD:                 | 36         |
| Parcels:            | 01501      |
| Assessor Number:    | 43183026   |
| Total Annual Taxes: | \$5,248.86 |

### 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.
- 2<sup>nd</sup> floor office is functional and access in front and back stairs.
- Rent roll available upon request.

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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.