

# 122 S. FULTON STREET

Wauseon, OH 43567

# RK



## Offering Summary

Sale Price:	\$390,000
Lease Rate:	\$300.00 - 3,000.00 per month (Gross)
Building Size:	9,768 SF
Available SF:	Up to 4,800 SF
Lot Size:	0.258 Acres
Year Built:	1914
Market:	Toledo
Submarket:	Outside Metro Area
Building Class:	C
Total Parking:	0

## Property Overview

- Approximately 4,800 SF second-floor office space immediately available
- Multiple configurations possible - contact us for more details
- Elevator access available for second-floor tenant
- Located in Wauseon's Downtown Historic District
- City and public parking across street
- Nearby amenities include: Premier Bank, Fulton County Courthouse, Fulton County Sheriff's Office, Bureau of Motor Vehicles, The Lead Shed, Sully's Bistro, Grieser Interiors, Sullivan Restaurant and various boutiques



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## Sale And Lease Details

Available SF	Up to 4,800 SFs
Sale Price	\$390,000
Lease Rate	\$300.00 - 3,000.00 per month
Lease Type	Gross
Tenant Responsible For	Janitorial

## Building Information

Building Size	9,768 SF
Number Of Floors	2
Year Built	1914
Tenancy	Multiple
Condition	Average
Construction Status	Existing
Flooring Composition	Carpet
Heat System Description	Gas-Forced Air
Restrooms	Two (2)

## Property Details

Primary Property Type	Office
Acreage	0.258 Acres
Annual Real Estate Taxes	\$7,847.23
Annual Real Estate Taxes Per SF	\$0.80/SF
Parcel / APN Numbers	06-012320-00
# Parking Spaces	0

## Location Information

City, State & Zip	Wauseon, OH 43567
County	Fulton
Submarket	Outside Metro Area
Cross Streets	Commercial Street, W. Chestnut Street

## Utilities

Internet Provider	Century Link
Power Provider	Toledo Edison
Fuel Provider	Ohio Gas
Water Provider	Wauseon Water Department

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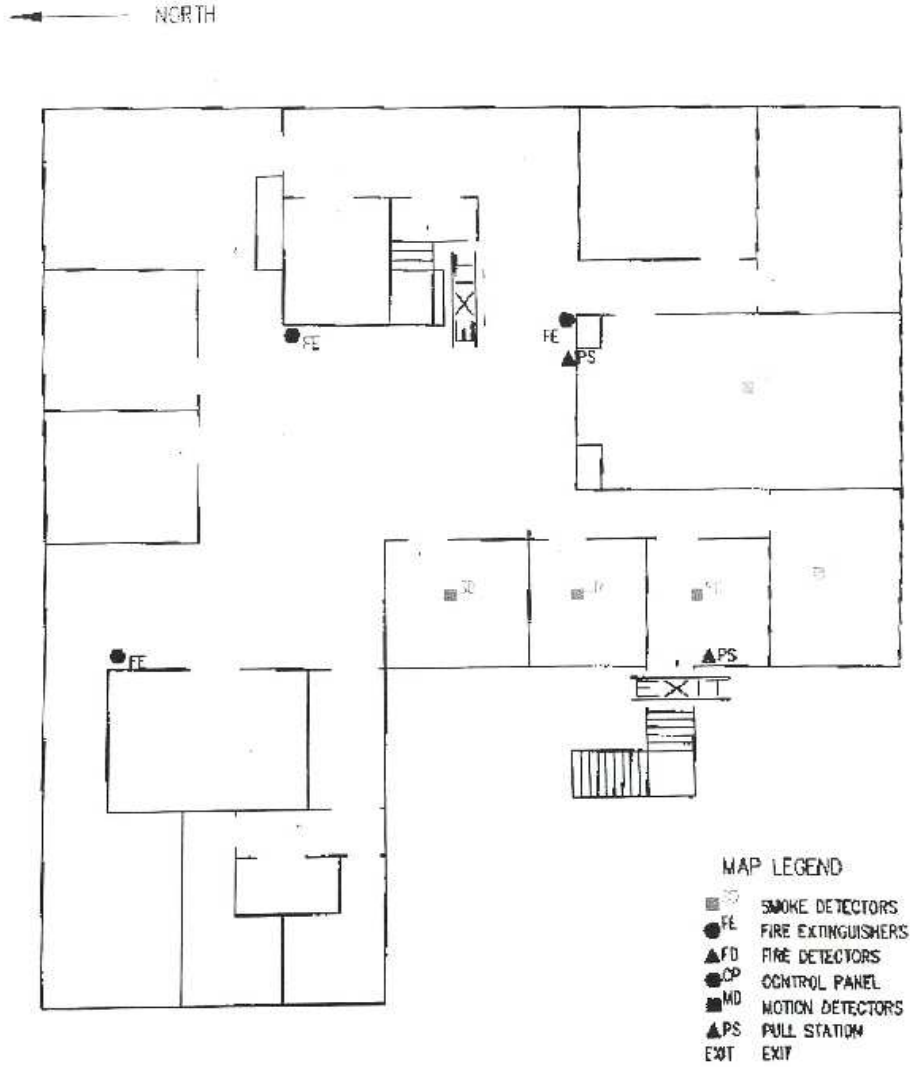
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## Available Spaces

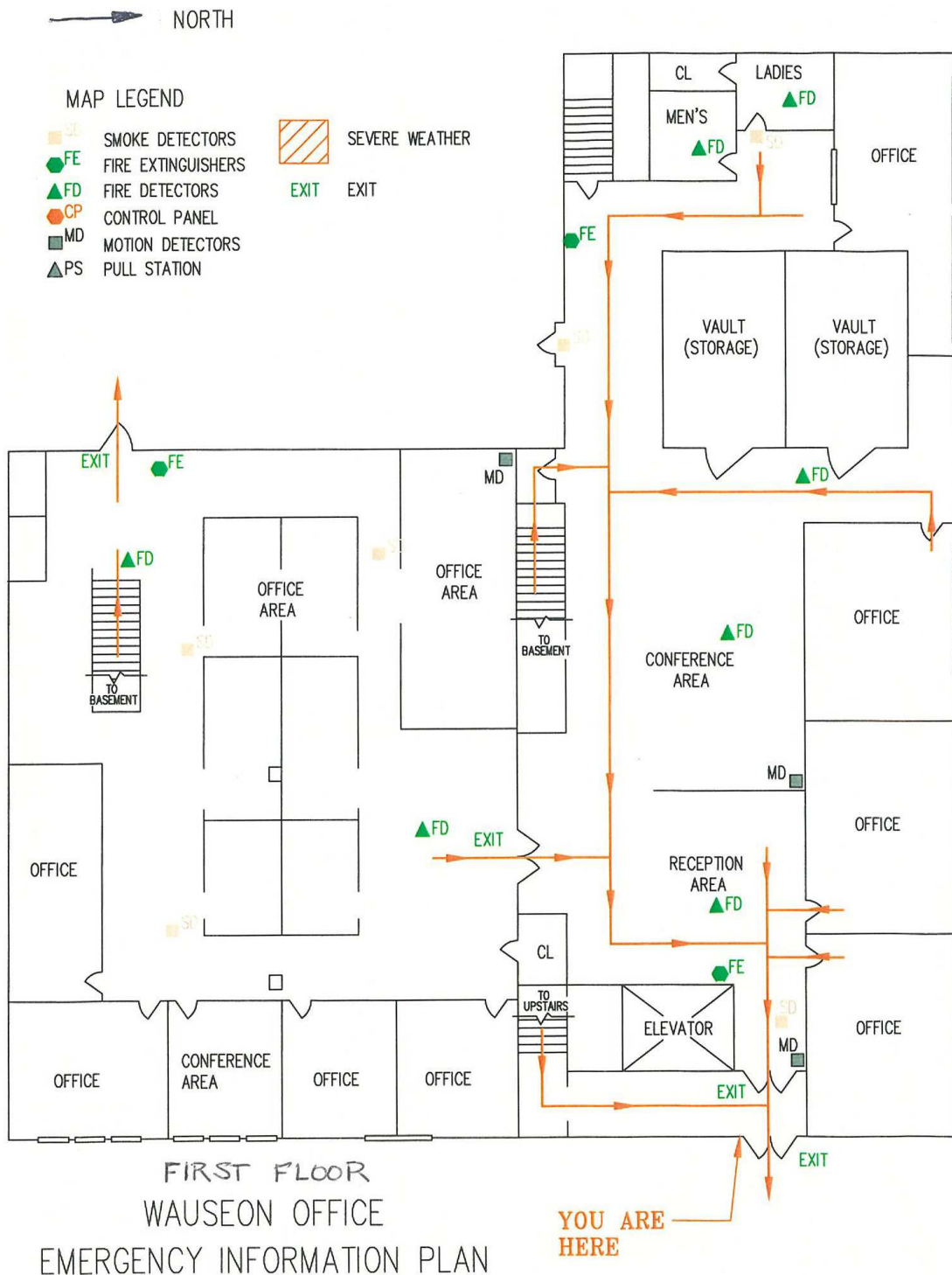
Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Second Floor	4,800 SF	Gross	\$300 - 3,000 per month	Multiple configurations possible - contact us for details

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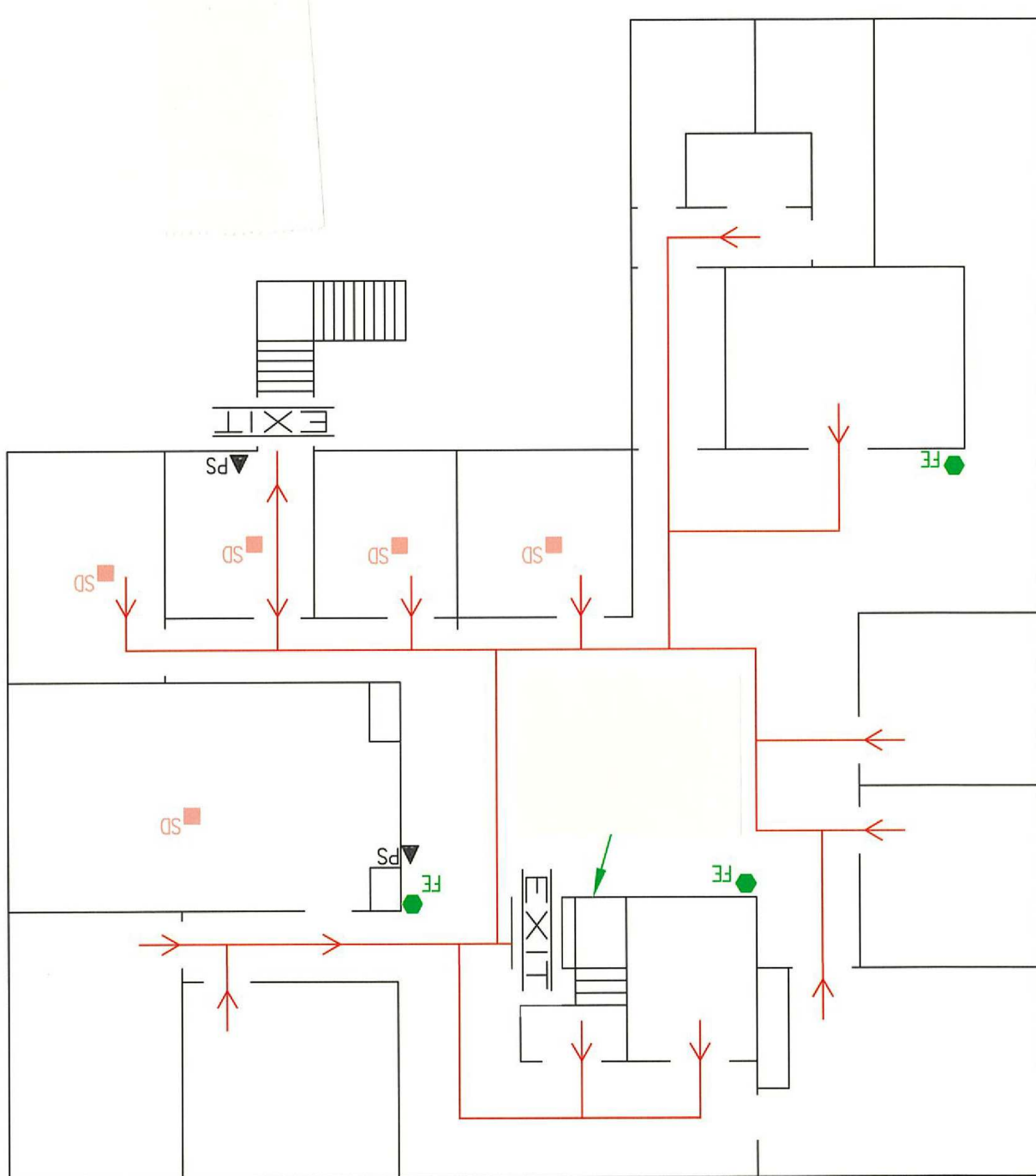
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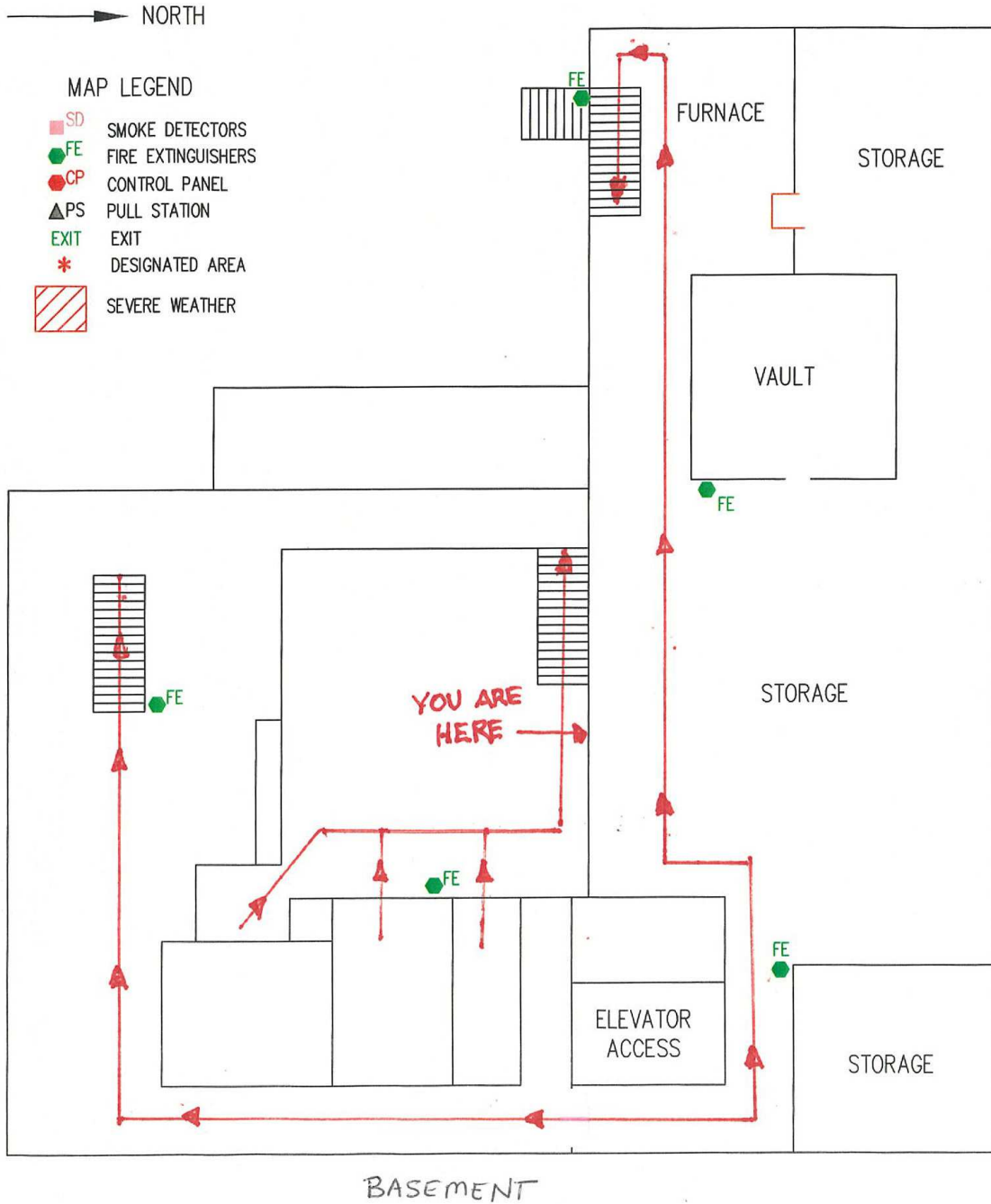
SECOND FLOOR

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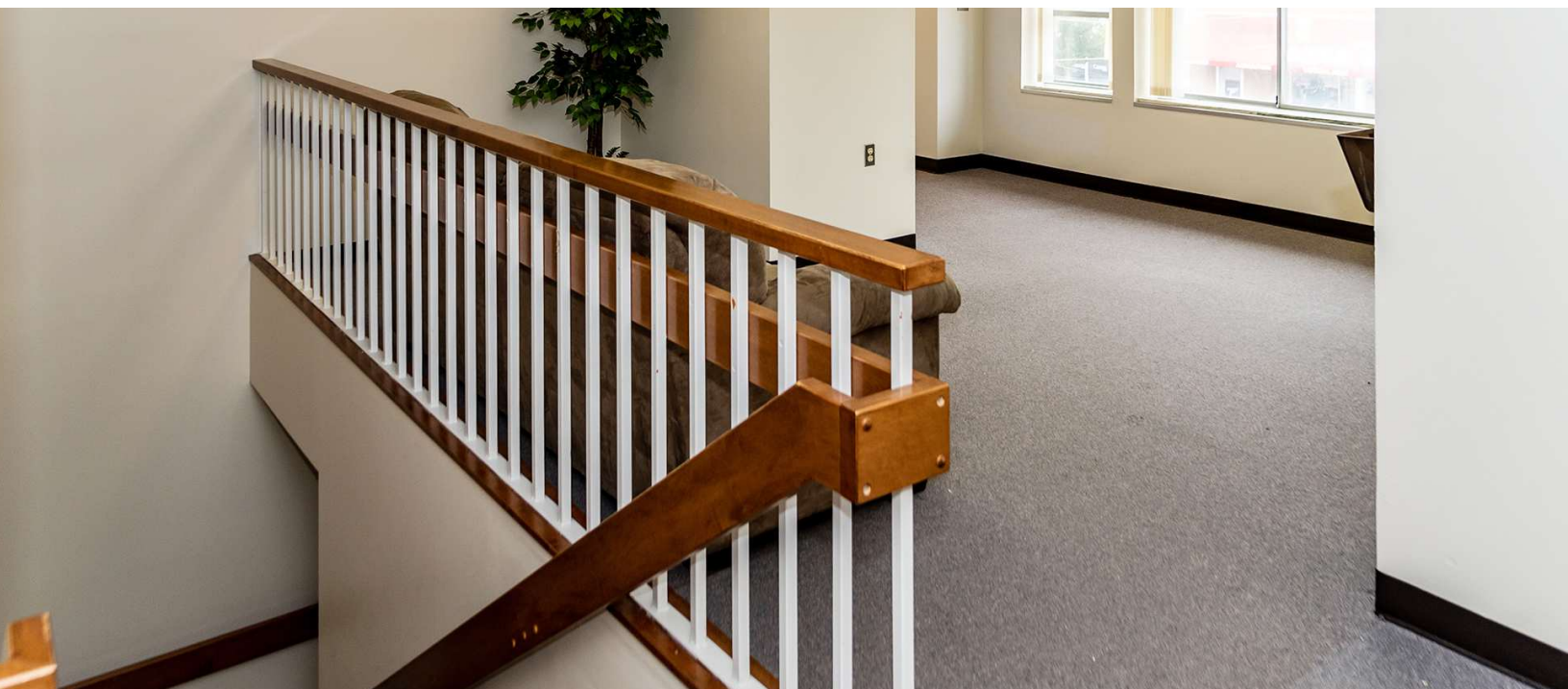
## WAUSEON OFFICE EMERGENCY INFORMATION PLAN

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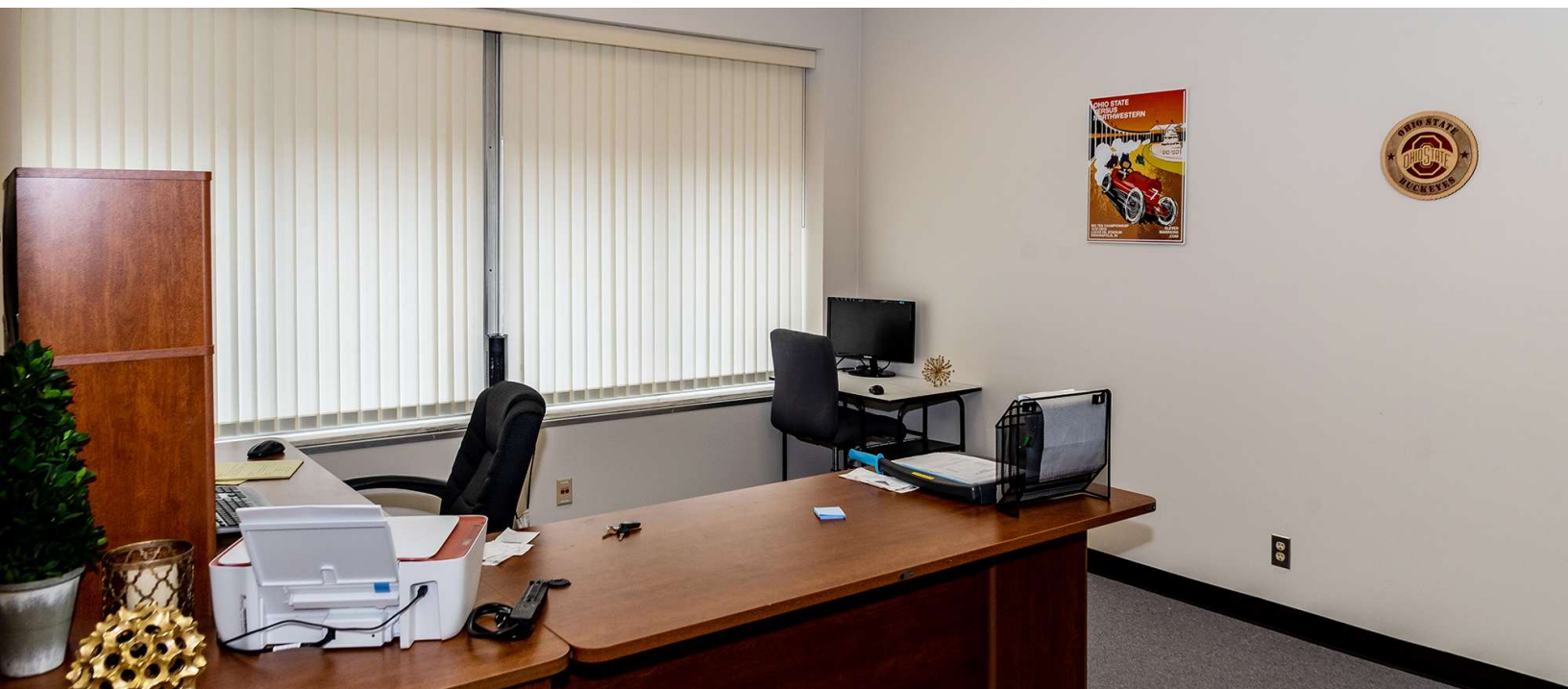
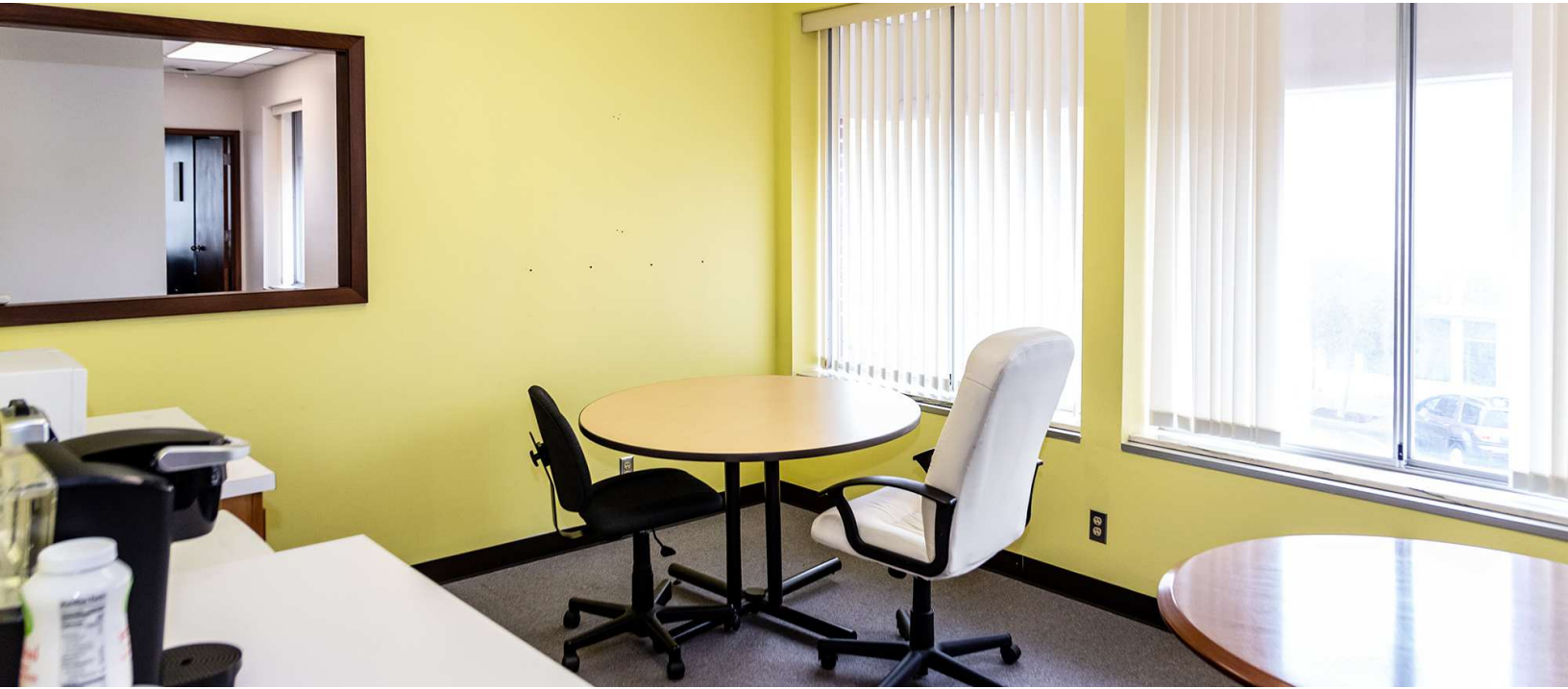
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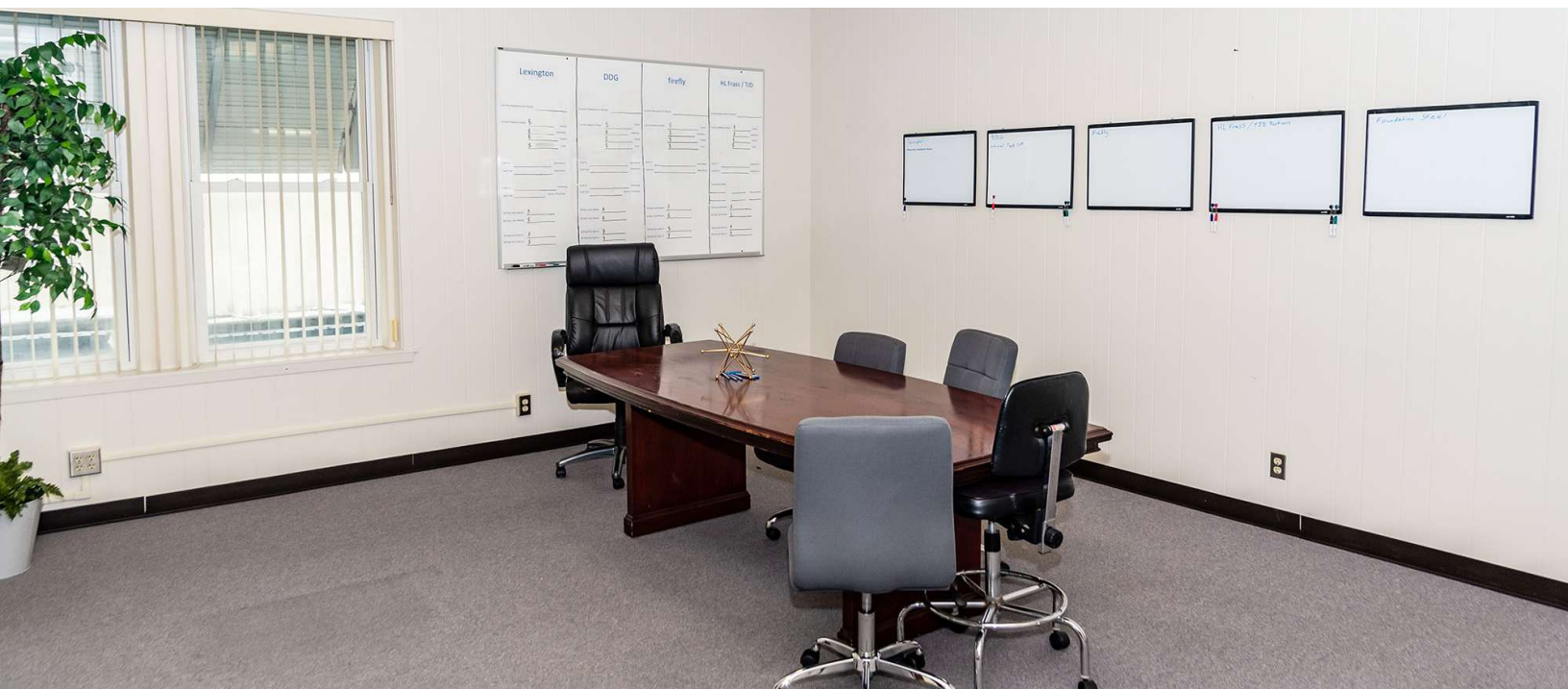
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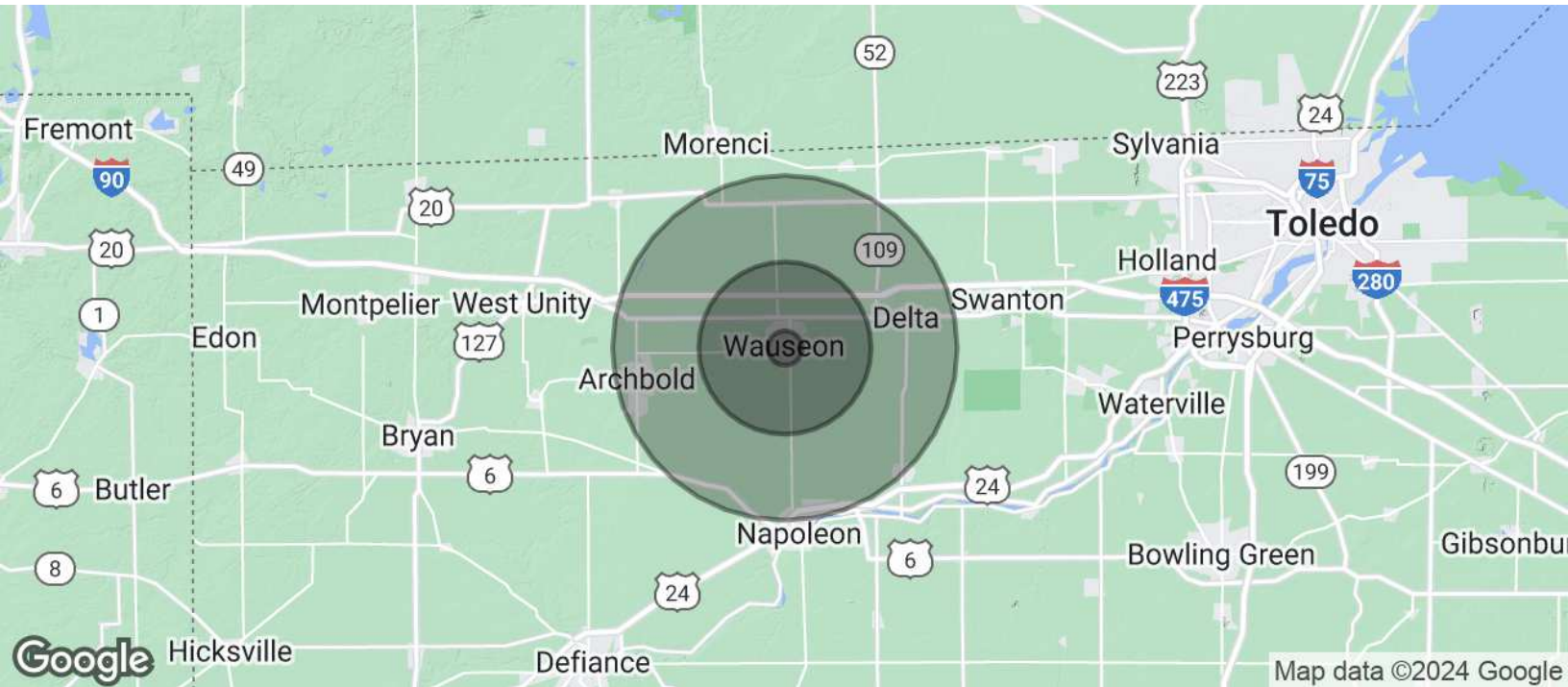
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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	2,577	13,674	30,467
Average Age	33.9	35.5	37.4
Average Age (Male)	32.7	33.6	35.5
Average Age (Female)	35.5	36.9	38.6
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	971	5,115	11,538
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$53,069	\$55,301	\$57,453
Average House Value		\$159,279	\$137,088

\* Demographic data derived from 2020 ACS - US Census

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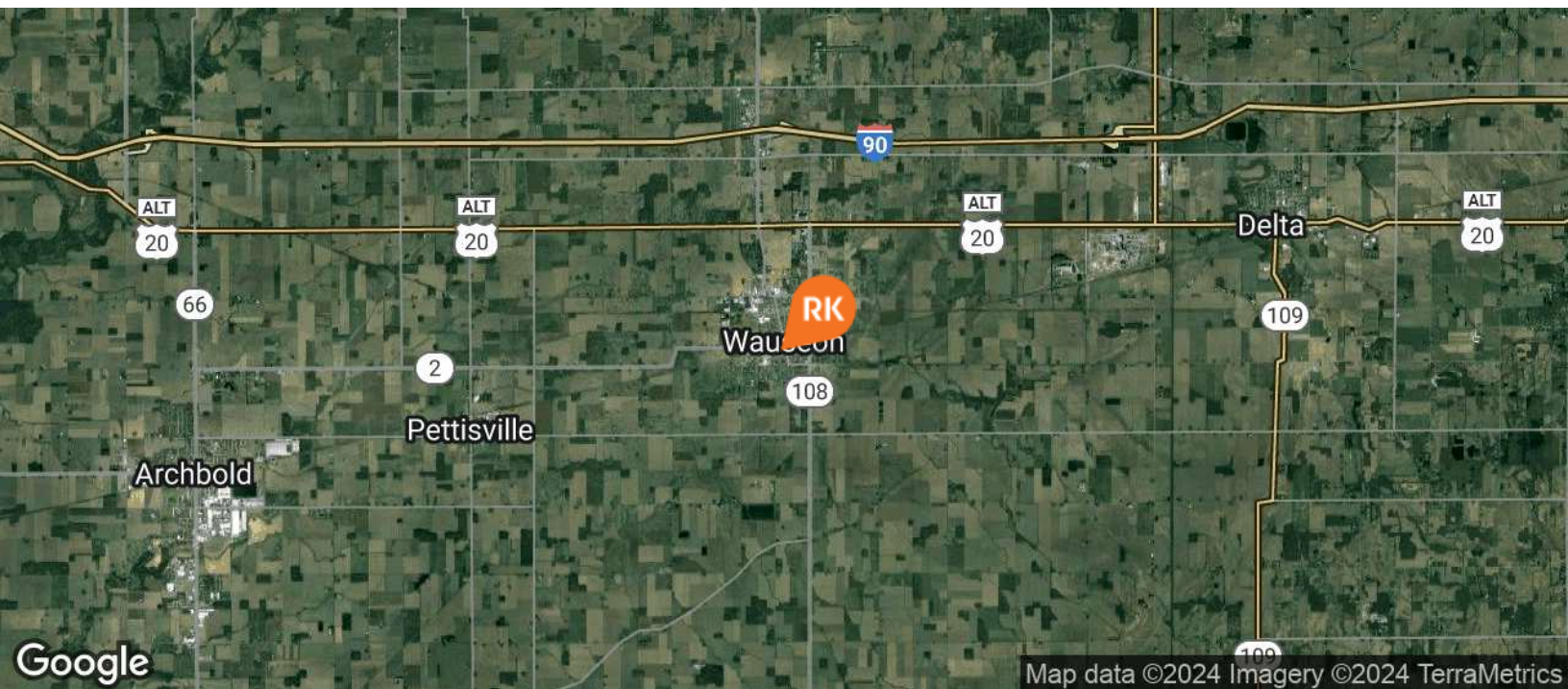
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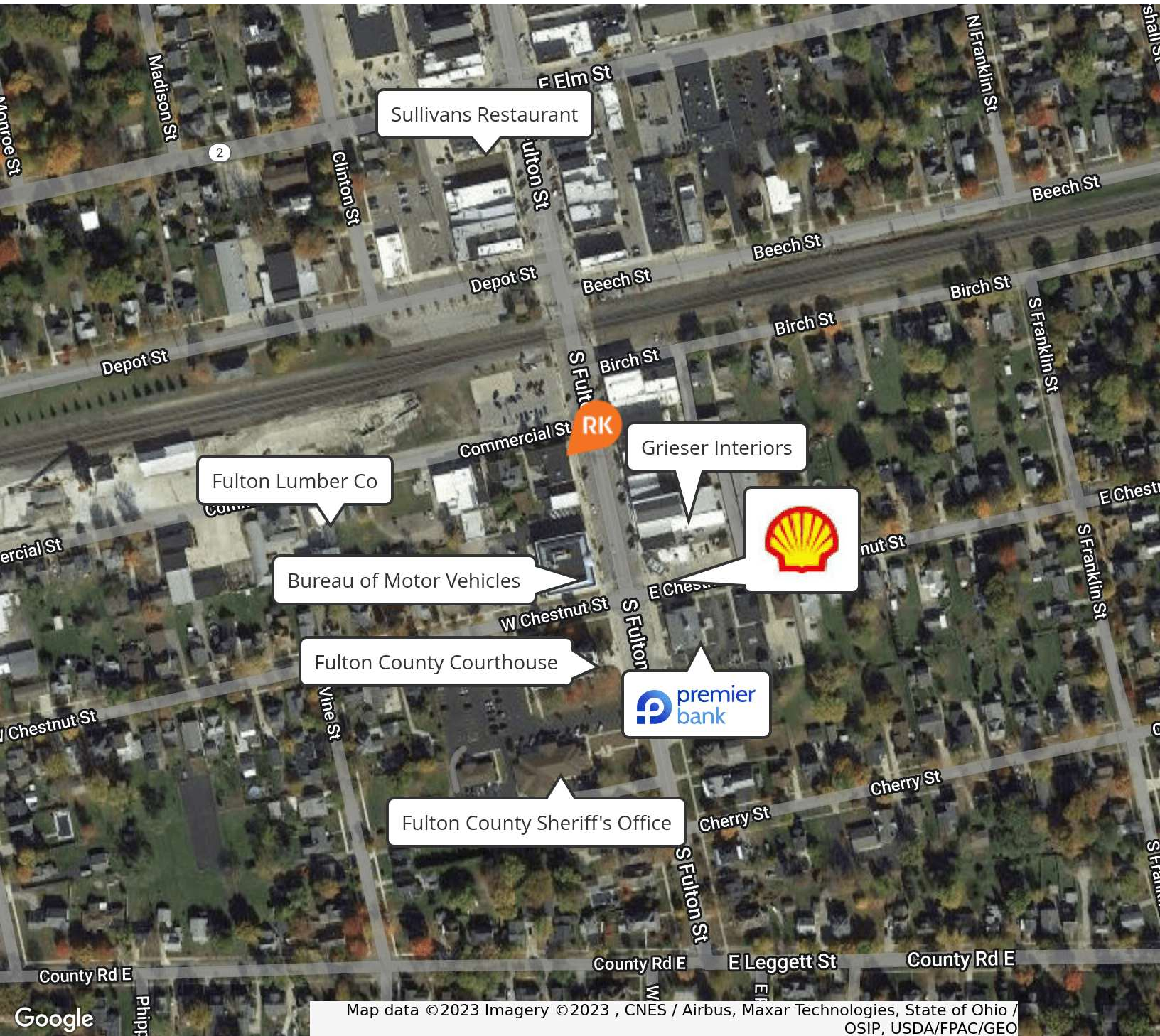
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