

**705-713 CONANT STREET**

(AKA SOPHIA STREET)

**MAUMEE, OH 43537**



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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**  
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Four SeaGate, Suite 608  
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# 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.