

3634 NAVARRE AVENUE
OREGON, OH 43616

OFFICE BUILDING FOR SALE
3,032 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

OREGON, OH FREESTANDING OFFICE BUILDING



GENERAL INFORMATION

Price:	\$230,000
Building Size:	3,032 square feet
Number of Stories:	Two – main office on 1 st floor, 2 nd floor office
Year Constructed:	1908, updated 2006
Condition:	Good
Lot Dimensions:	70.62' x 180.20'
Acreage:	0.2957 acres
Closest Cross Street:	Between Coy & Lallendorf
County:	Lucas
Zoning:	C-5 – Navarre Ave Bus. Dist.
Parking:	4 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Office – brick, garage – wood
Structural System:	Wood frame
Roof:	Pitched shingle, flat rubber
Floors:	Wood sub-floor
Floor Coverings:	Varies – mostly carpet
Ceiling Height:	8'±
Basement:	Yes – partial
Heating:	Gas forced air – located in basement
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Two – 1 st & 2 nd floor
Security System:	No
Overhead Doors:	Attached 2-car garage with keypad
Sprinklers:	No
Signage:	Per City of Oregon code

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes – contact listing agent

2025 REAL ESTATE TAXES

Parcel:	44-68057
Assessor Number:	24143007
Total Taxes:	\$1,718.98

Comments:

- Former chiropractic office situated on well-traveled Navarre Avenue. Easily accessible from I-280 (1.57 miles to Exit 7).
- Located near other businesses, offices and eateries.
- 1st floor layout includes open reception room, 4 offices/treatment rooms, small office and restroom. 2nd floor layout includes 3 offices and full bath. Basement used for storage.
- Attached garage used for storage.
- A portion of the side yard is undeveloped and may be developed for additional parking – subject to the City of Oregon code.
- Located across from Wal-Mart.
- For economic incentives and questions, contact the City of Oregon Economic Development office at 419.698.7095.

For more information, please contact:

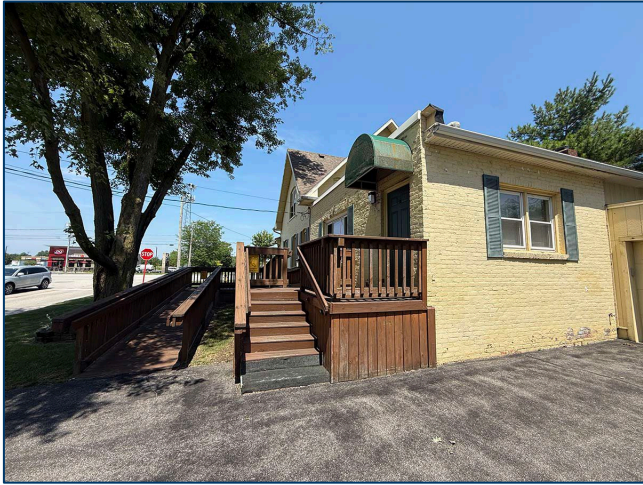
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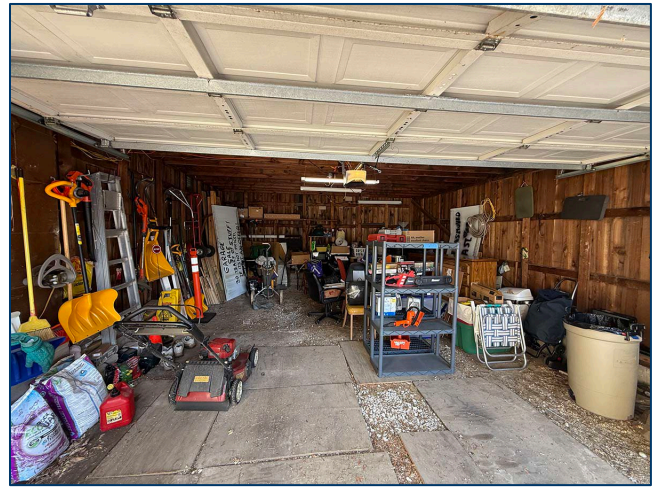
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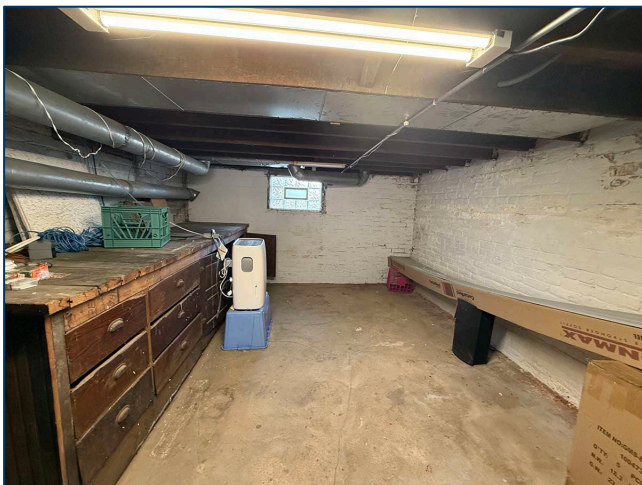
Ramp



Garage



Garage



Basement



Basement

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Reception room



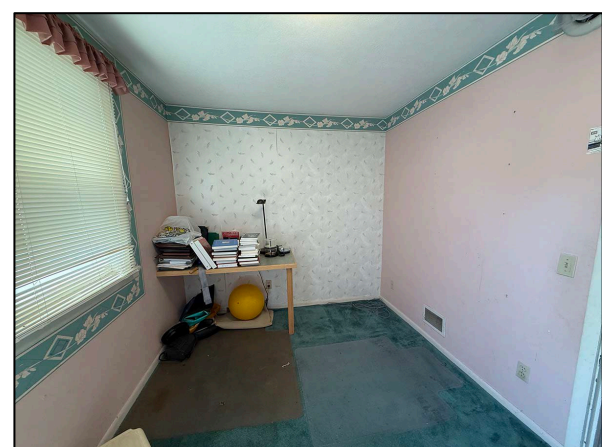
Check in/out desk



Office/treatment rooms



Upstairs office



Upstairs office

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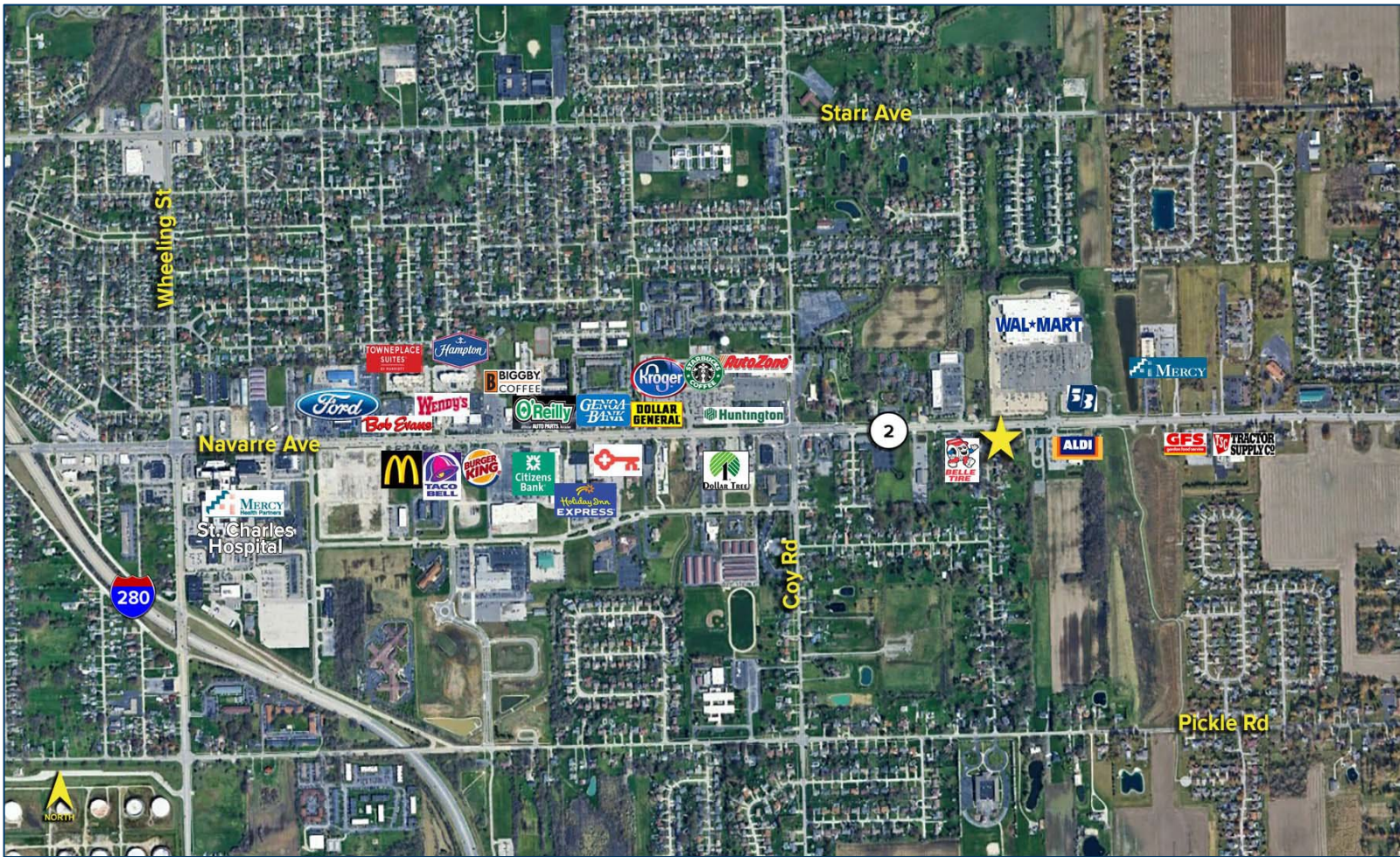
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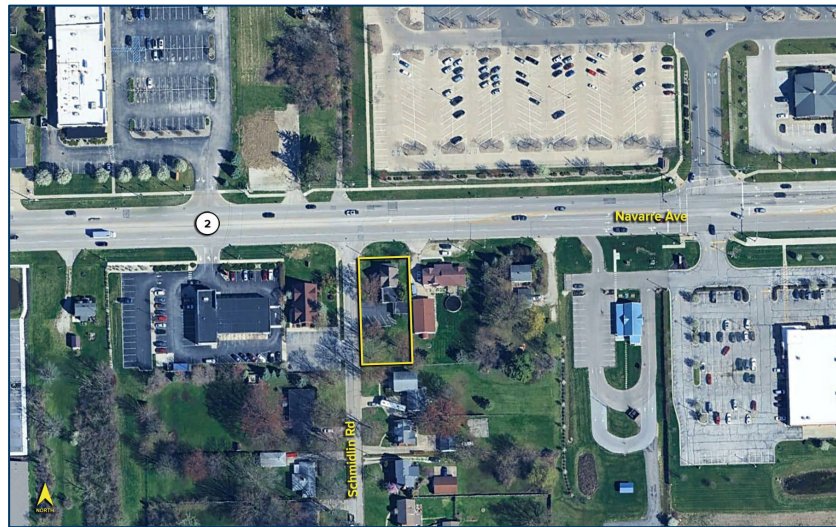
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
.5 MILE	1,577	\$105,423
1 MILE	5,368	\$86,181
1.5 MILE	11,631	\$81,458

TRAFFIC COUNTS (TWO-WAY)	
NAVARRE AVENUE	14,642 (2025)



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