

115 Clinton Street

115 Clinton Street | Maumee, OH 43537



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	10,296 SF
Lot Size:	0.45 Acres
Year Built:	1999
Building Class:	B
Market:	Toledo
Submarket:	South/Southwest
Total Parking:	33
Parking Ratio Per 1,000 SF:	3.3
Price / SF:	\$121.41

PROPERTY OVERVIEW

- Medical suite available in Downtown Maumee
- 12 exam rooms, three private offices, large reception, work area, file storage, lab area, three (3) ADA restrooms
- Kitchenette, break room
- Multiple entrances and exits
- Recent updates
- Building is professionally maintained

LOCATION OVERVIEW

Located between Gibbs Street and Conant Street (US-20), just off of the Anthony Wayne Trail (US-24/State Route 25)

For More Information Contact:

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SALE DETAILS

Building Size	10,296 SF
Sale Price	\$1,250,000
Tenant Responsible For	Taxes, Janitorial, Common-Area Maintenance, Utilities and Janitorial

BUILDING INFORMATION

Number Of Floors	1
Year Built	1999
Tenancy	Multiple
Condition	Good
Construction Status	Existing
Roof System	Gabled Shingles
Exterior Walls	Brick
Basement	Yes
HVAC	Yes
Climate Controlled	Yes
Heat System Description	Gas-Forced Air
Restrooms	Three (3) ADA
Exterior Signage	Pylon and Building

PROPERTY DETAILS

Primary Property Type	Office
Zoning	C2
Acreage	0.45 Acres
Annual Real Estate Taxes	\$23,215.59
Annual Real Estate Taxes Per SF	\$2.25/SF
Parcel / APN Numbers	36-09897
# Parking Spaces	33
Parking Ratio Per 1,000 SF	3.3

LOCATION INFORMATION

Building Name	115 Clinton Street
City, State & Zip	Maumee, OH 43537
County	Lucas
Submarket	South/Southwest
Cross Streets	Conant Street

UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City



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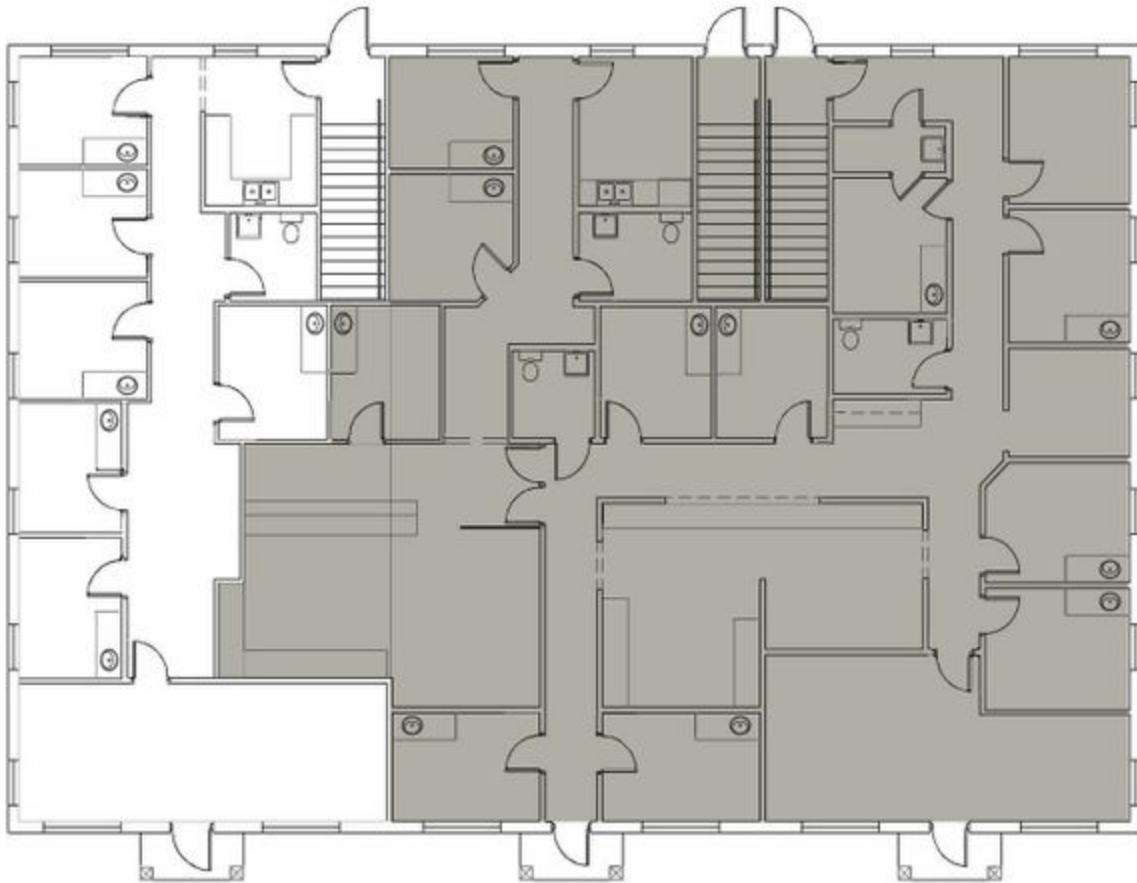
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111 CLINTON STREET

MAUMEE, OHIO

First Floor Plan

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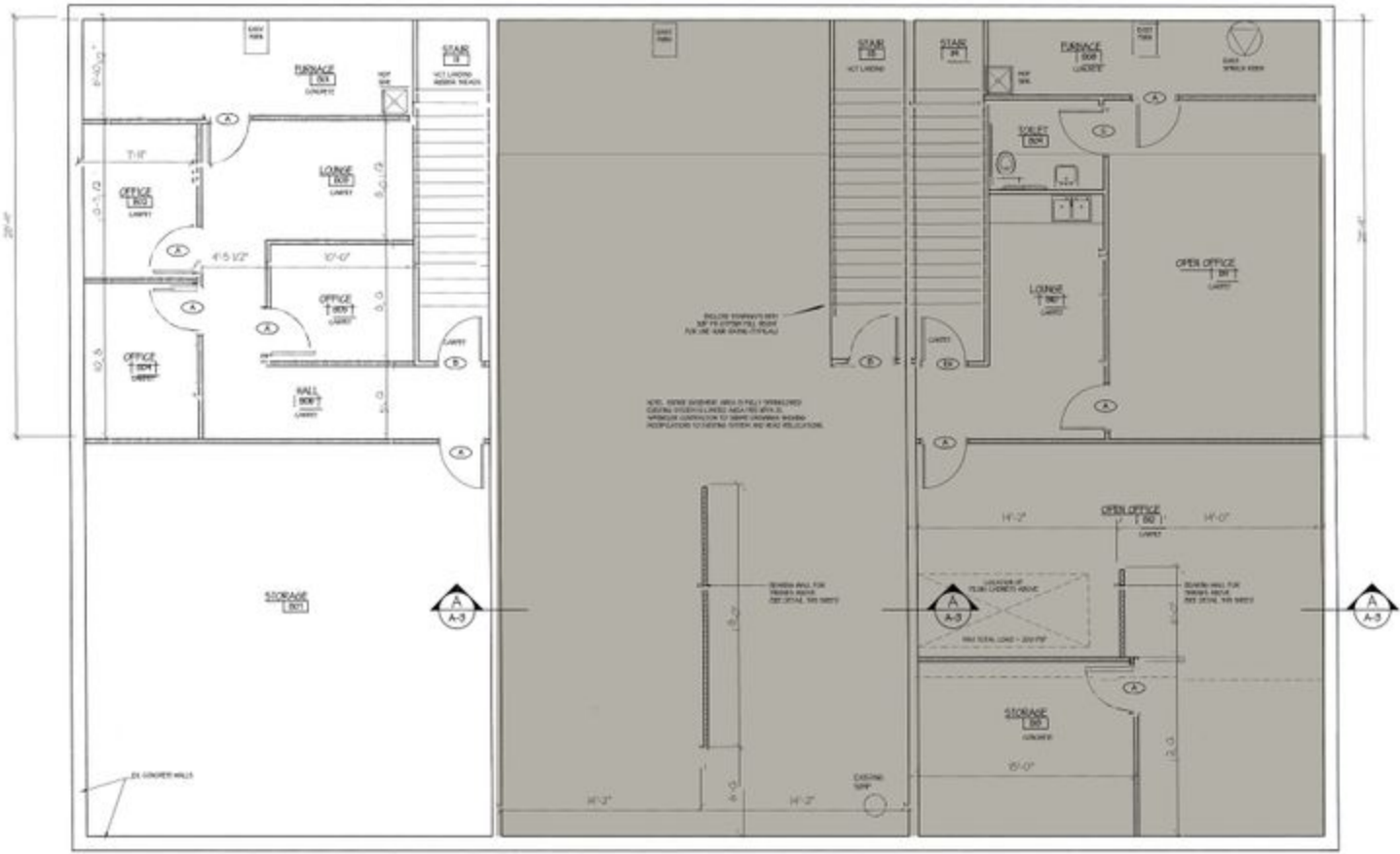
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Basement Floor Plan

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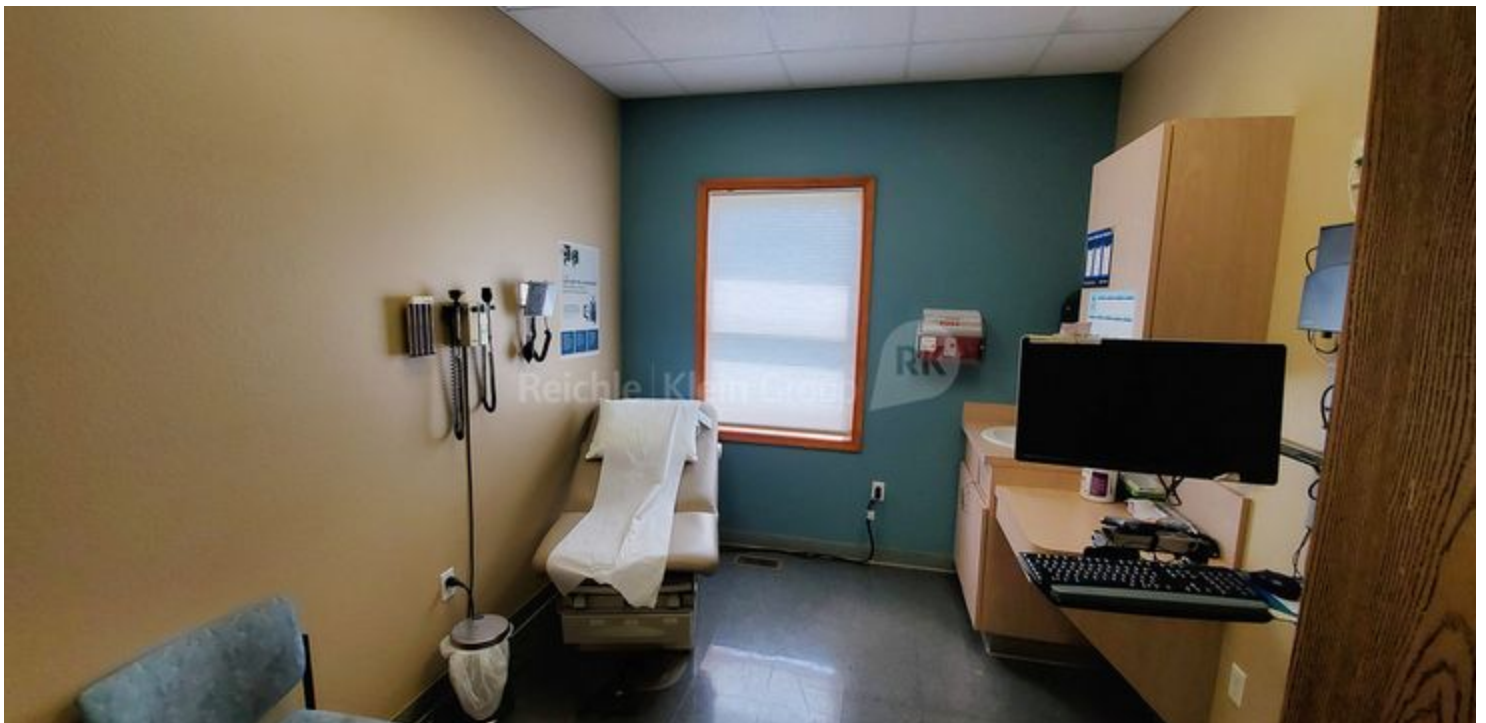
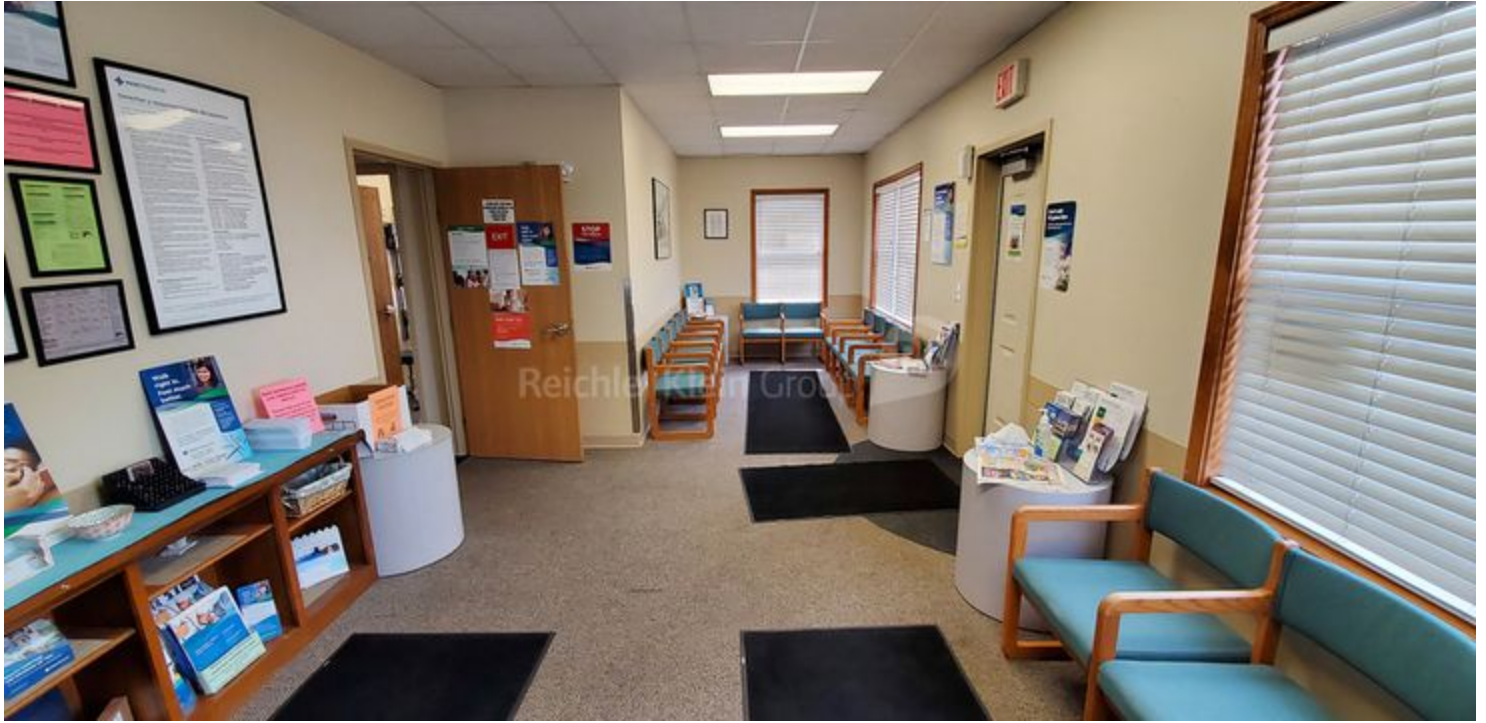
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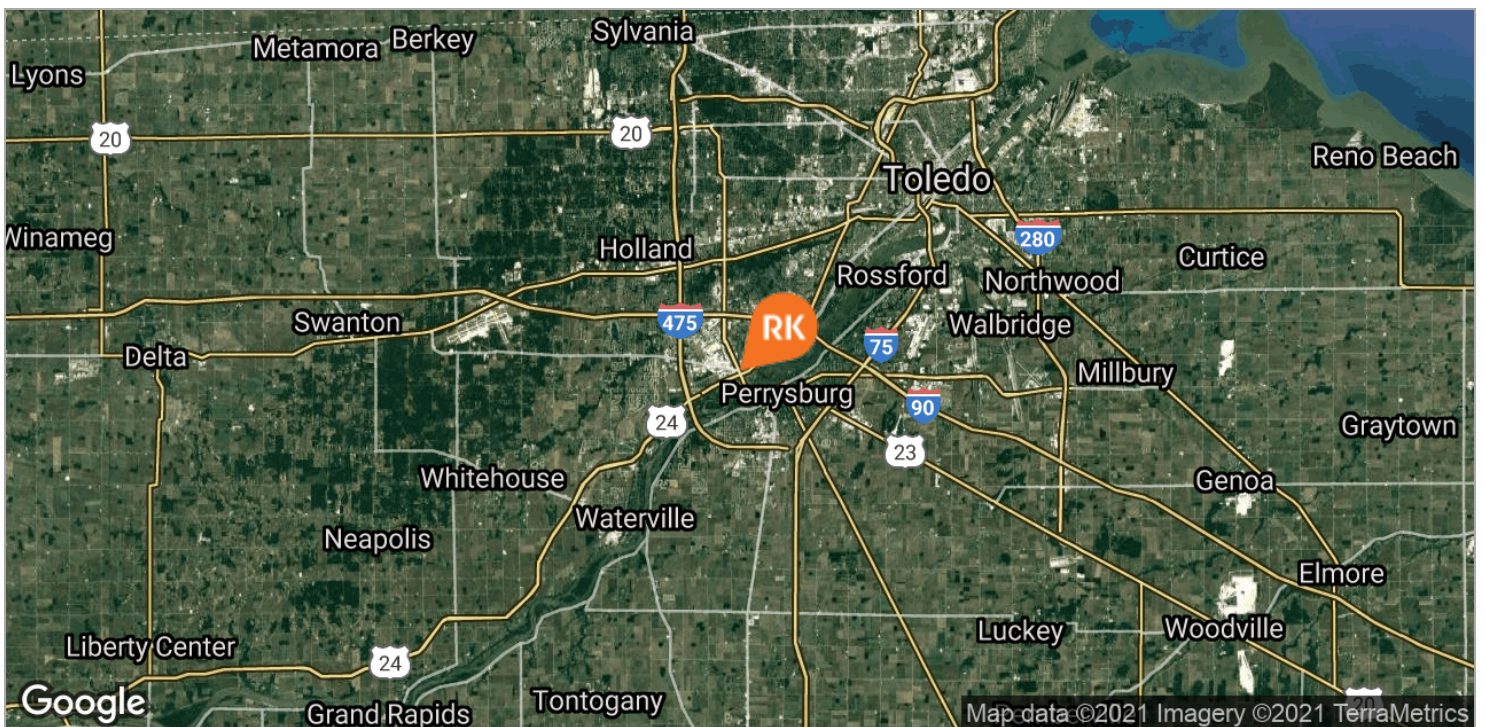
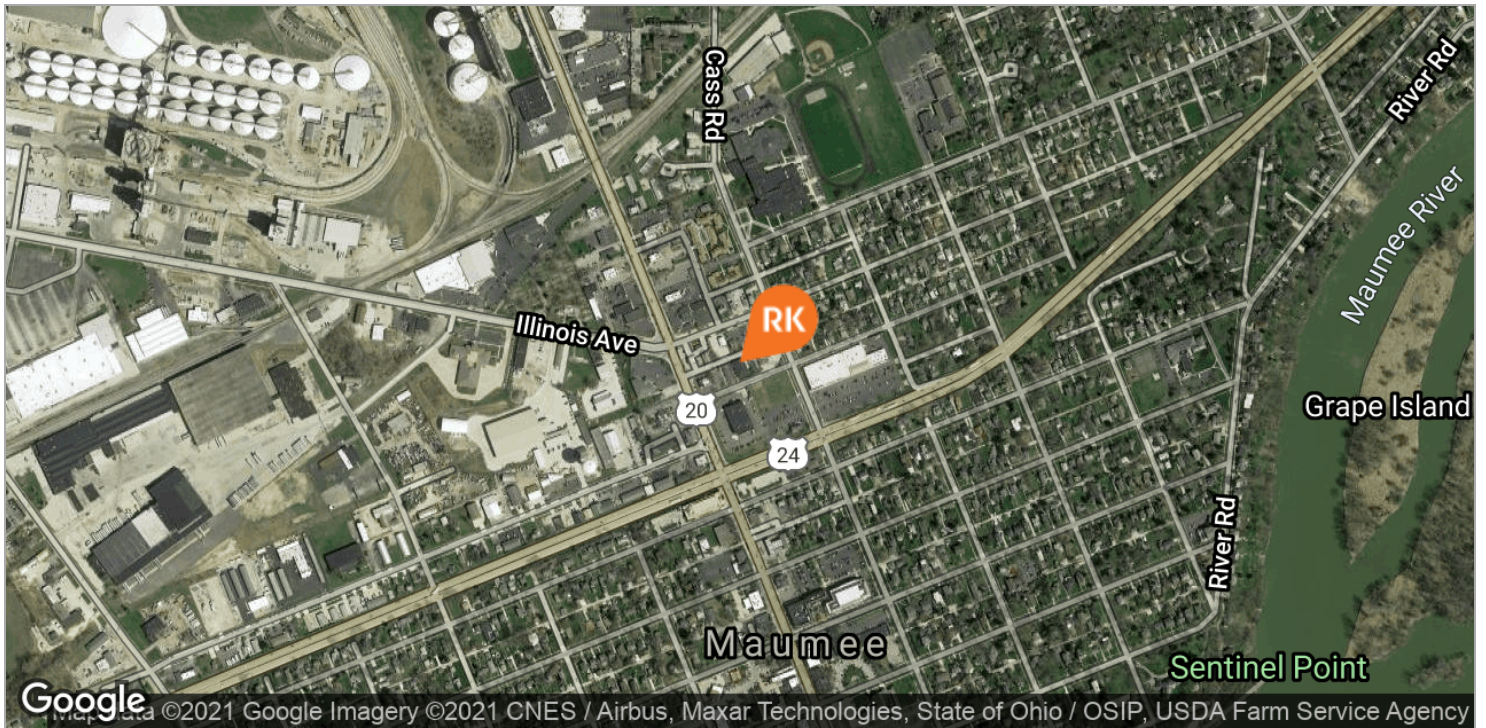
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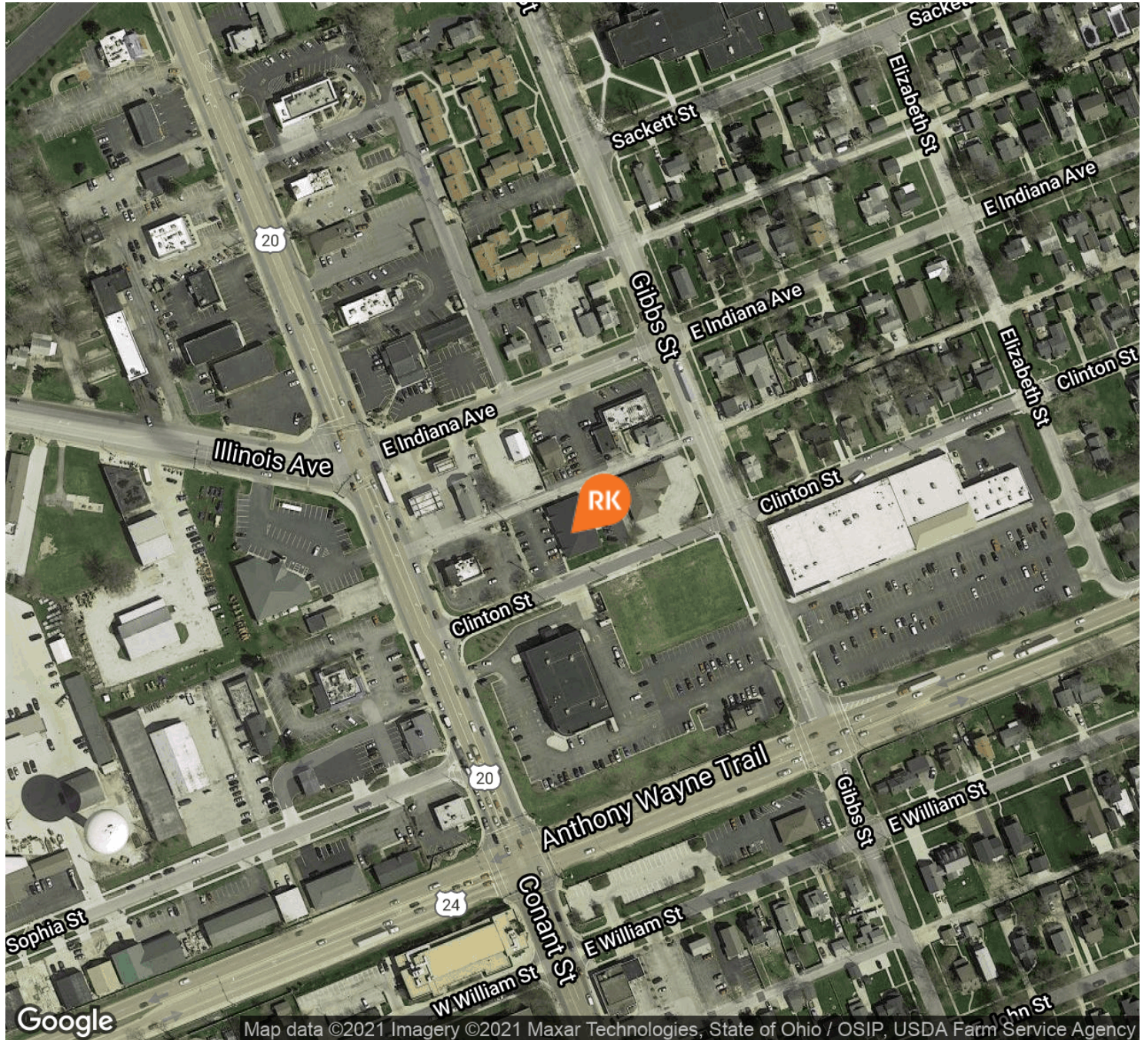
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