

4151 WOODVILLE ROAD
NORTHWOOD, OH 43619

RETAIL BUILDING FOR SALE
15,096 Square Feet



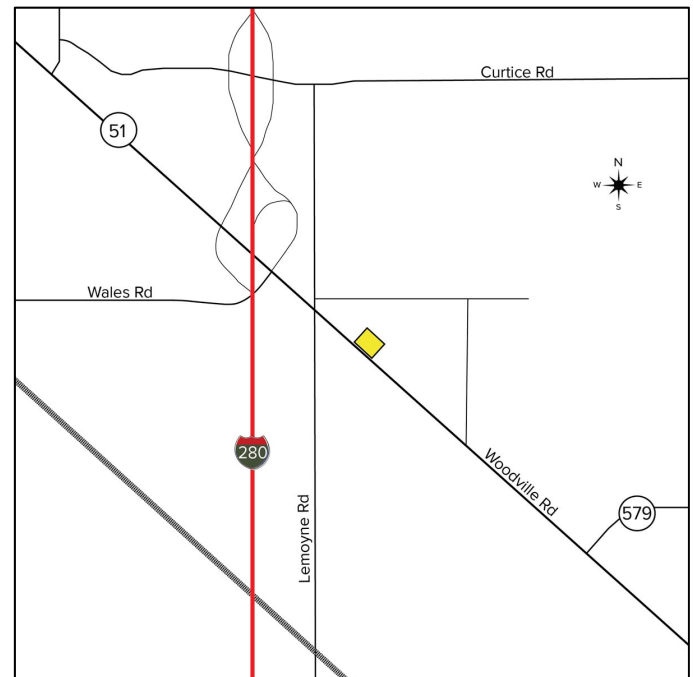
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$450,000
Building Size:	15,096 SF
Number of Stories:	1
Year Constructed:	1969
Condition:	Good
Lot Dimensions:	Irregular
Acreage:	1.05
Closest Cross Street:	Morgan
County:	Wood
Zoning:	Commercial
Parking:	25 spaces
Curb Cuts:	3
Street:	4 lane with center turn lane



For more information, please contact:

GERMANO BRESSAN
(419) 249 6309
gbressan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block & steel joist
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Vinyl tile & carpet
Ceiling Height:	10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	640 amp, 3 phase
Restrooms:	2
Security System:	No
Overhead Doors:	1 – 6' x 8'
Sprinklers:	No
Signage:	Facia & pylon

BUILDING INFORMATION

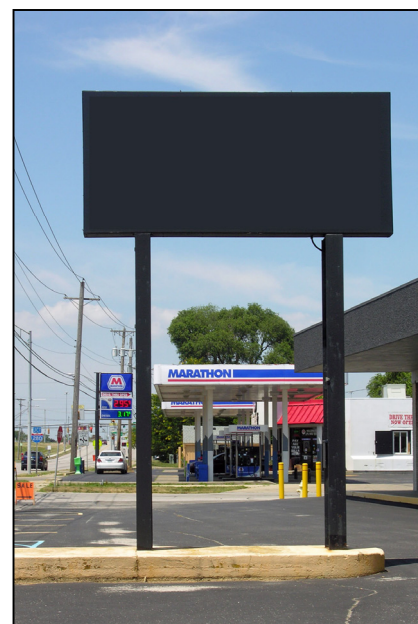
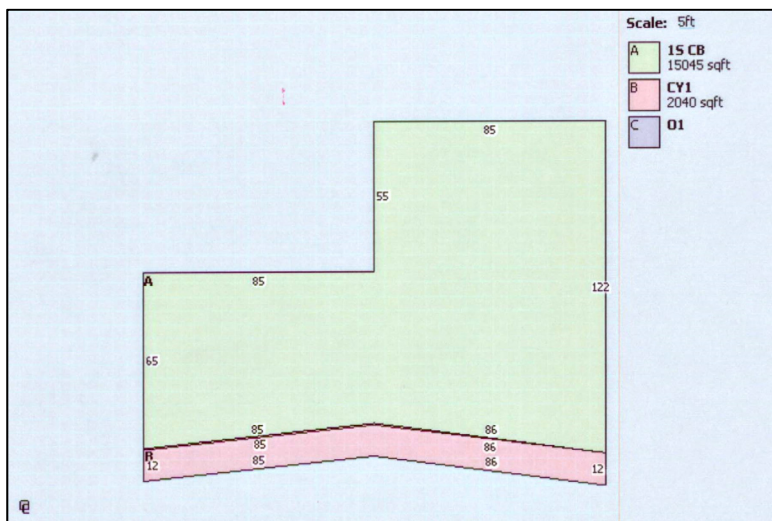
Current Occupant:	Building is vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Showing Instructions:	See listing agent for access

2020 REAL ESTATE TAXES

Parcel:	10 parcels
Total Annual Taxes:	\$6,230.02

Comments:

- Former Dalton Direct Carpet showroom.
- Exceptional frontage and visibility.
- Open showroom.
- ¼ mile east of I-280.



For more information, please contact:

GERMANO BRESSAN

(419) 249 6309

gbressan@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

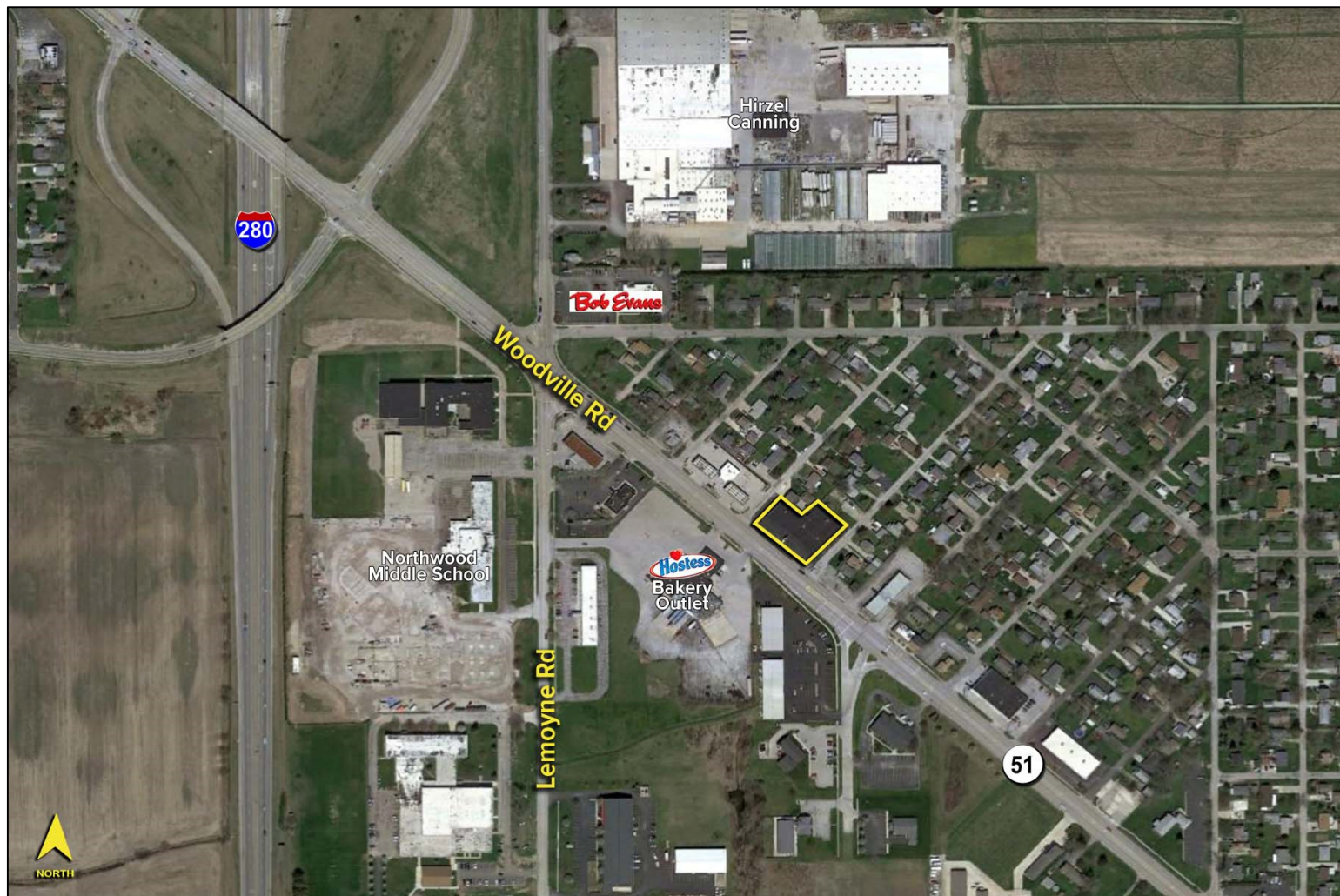
www.signatureassociates.com

4151 Woodville Road, Northwood, OH 43619

Retail Building For Sale

15,096
Square Feet

Aerial Map & Demographics



2018 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,314	\$66,007
3 MILE	31,905	\$54,972
5 MILE	83,754	\$45,176

TRAFFIC COUNTS (TWO-WAY)

Woodville Road – 17,410 vehicles per day

0.29 miles to I-280

For more information, please contact:

GERMANO BRESSAN
(419) 249 6309
gbressan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com