

121 SOPHIA STREET
MAUMEE, OH 43537

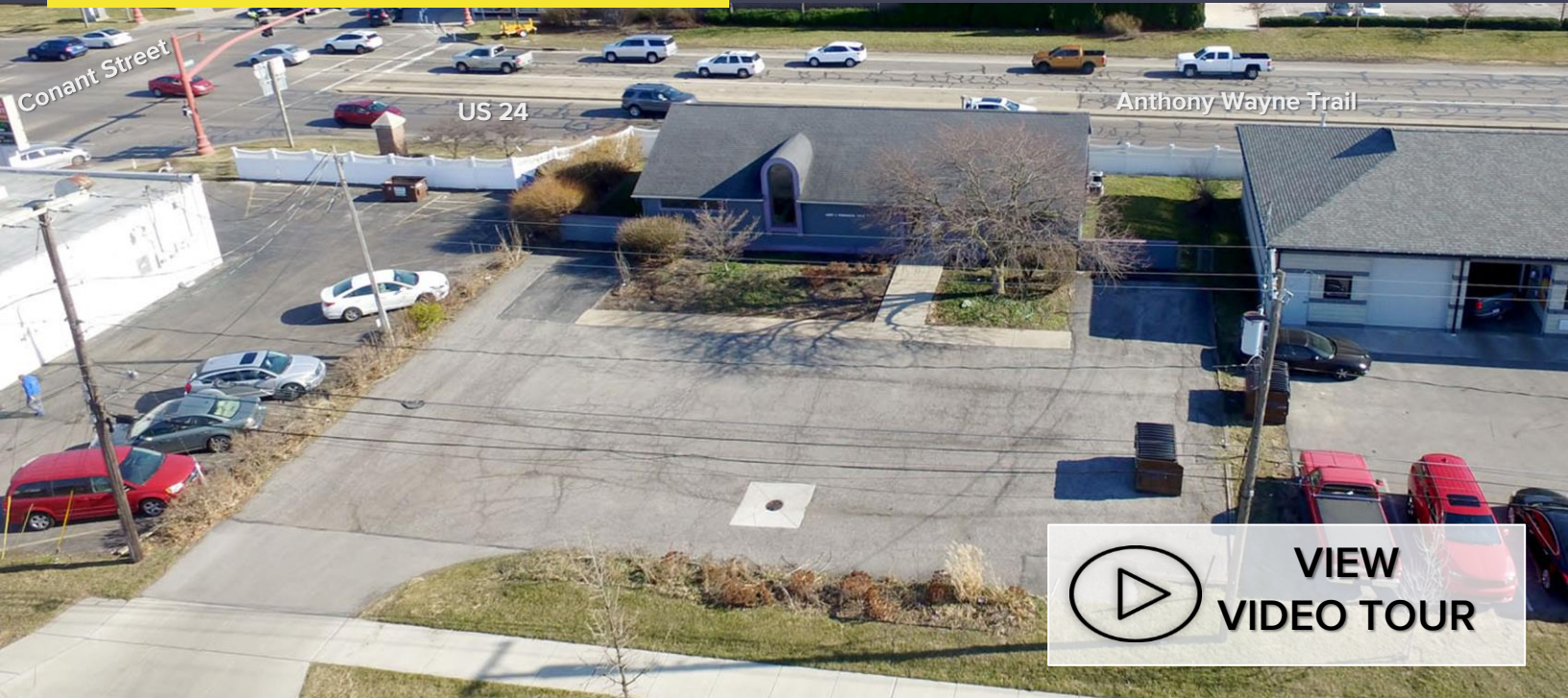
OFFICE BUILDING FOR SALE
2,178 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FREESTANDING DENTAL/OFFICE BUILDING



**VIEW
VIDEO TOUR**

GENERAL INFORMATION

Price:	\$265,500
Building Size:	2,178 SF
Number of Stories:	1 + small loft storage area
Year Constructed:	1986
Condition:	Very clean
Lot Dimensions:	53' x 101'
Acreage:	0.1190
Closest Cross Street:	Parallel to Anthony Wayne Trail
County:	Lucas
Zoning:	C-2, General Commercial District
Parking:	12+ spaces
Curb Cuts:	1
Street:	2 lane 2 way



For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Exterior Walls:	Wood
Structural System:	Wood truss
Roof:	Pitched shingle
Floors:	Wood subfloor
Floor Coverings:	Carpet
Ceiling Height:	Vaulted ceilings
Basement:	No – crawl space
Heating:	Gas forced air
Air Conditioning:	2 ground mounted units
Power:	200amp 120amp/240V/208Y
Restrooms:	3
Security System:	No
Sprinklers:	No (in furnace/storage room only)
Signage:	Façade

Comments:

- Freestanding dental building. Gary Robinson, DDS is retiring after practicing 35 years at this location.
- FF&E available for purchase.
- Building dimensions are 65'2" x 32'4"
- 12' vaulted ceiling.
- Windows throughout, phenomenal natural lighting.
- 2 gas meters, 2 electric meters, and 40-gallon water heater.
- 1.5 miles from Exit 11 at US23/SR 24.

BUILDING INFORMATION

Current Occupant:	Gary Robinson, DDS (retiring)
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	No
Key Available:	No – arrange access with listing agent (419-215-1008)

2021 REAL ESTATE TAXES

TD:	36
Parcels:	06984, 06981
Assessor Number:	43-182-017 & 43-182-018
100% Value	
Land:	\$33,700
Building:	\$134,400
Total:	\$168,100
Total Annual Taxes:	\$6,784.74

AVERAGE 12-MONTH UTILITIES FOR BOTH UNITS

Electric	\$3,823.00
Gas	\$1,084.00
Water/Sewer	\$763.00
Total	\$ 5,670.00

Layout includes:

- 4 operatories
- Private office
- Large waiting area adjacent to open admin area
- Separate suite currently used as a break room for additional storage.

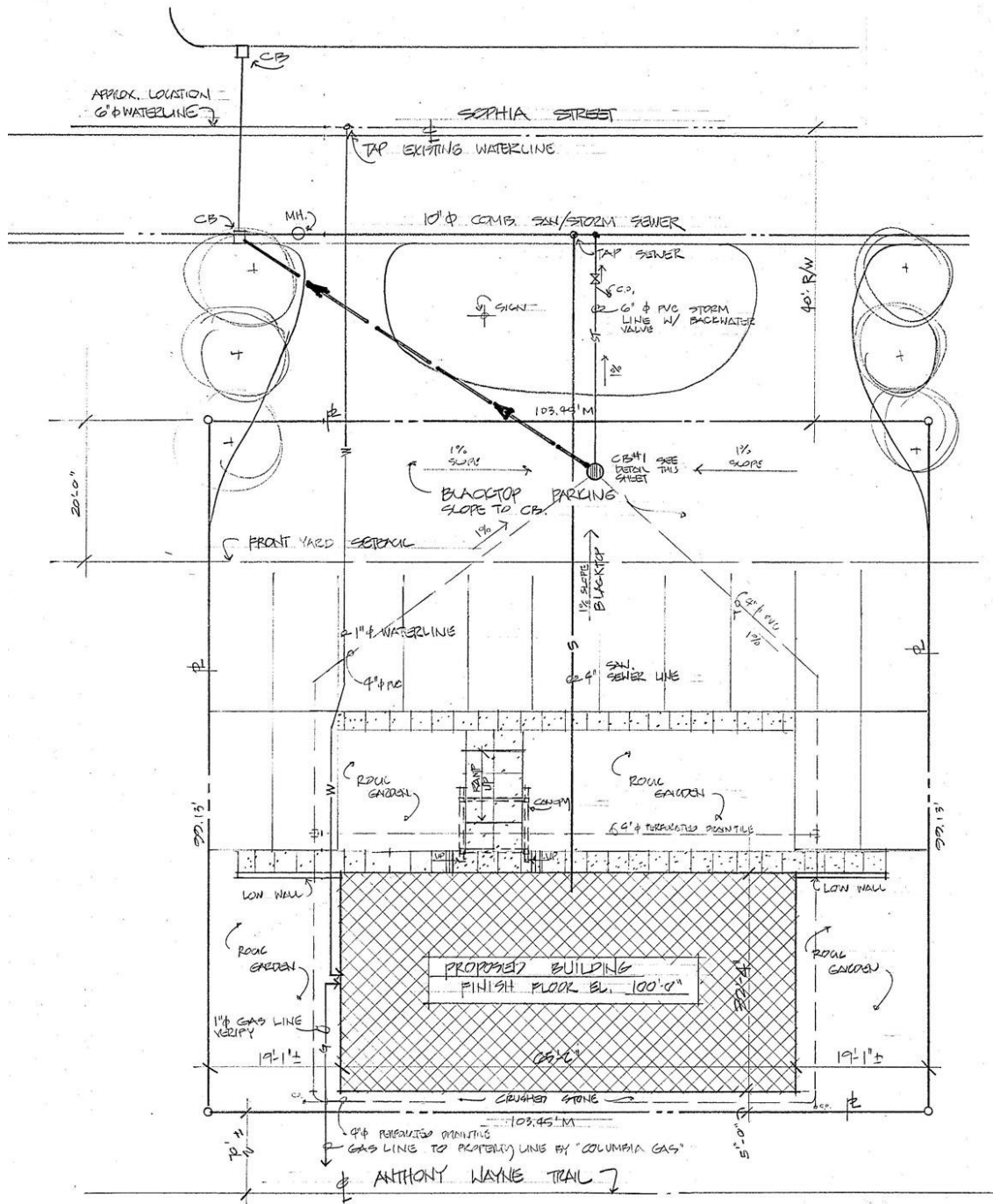
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Site Plan



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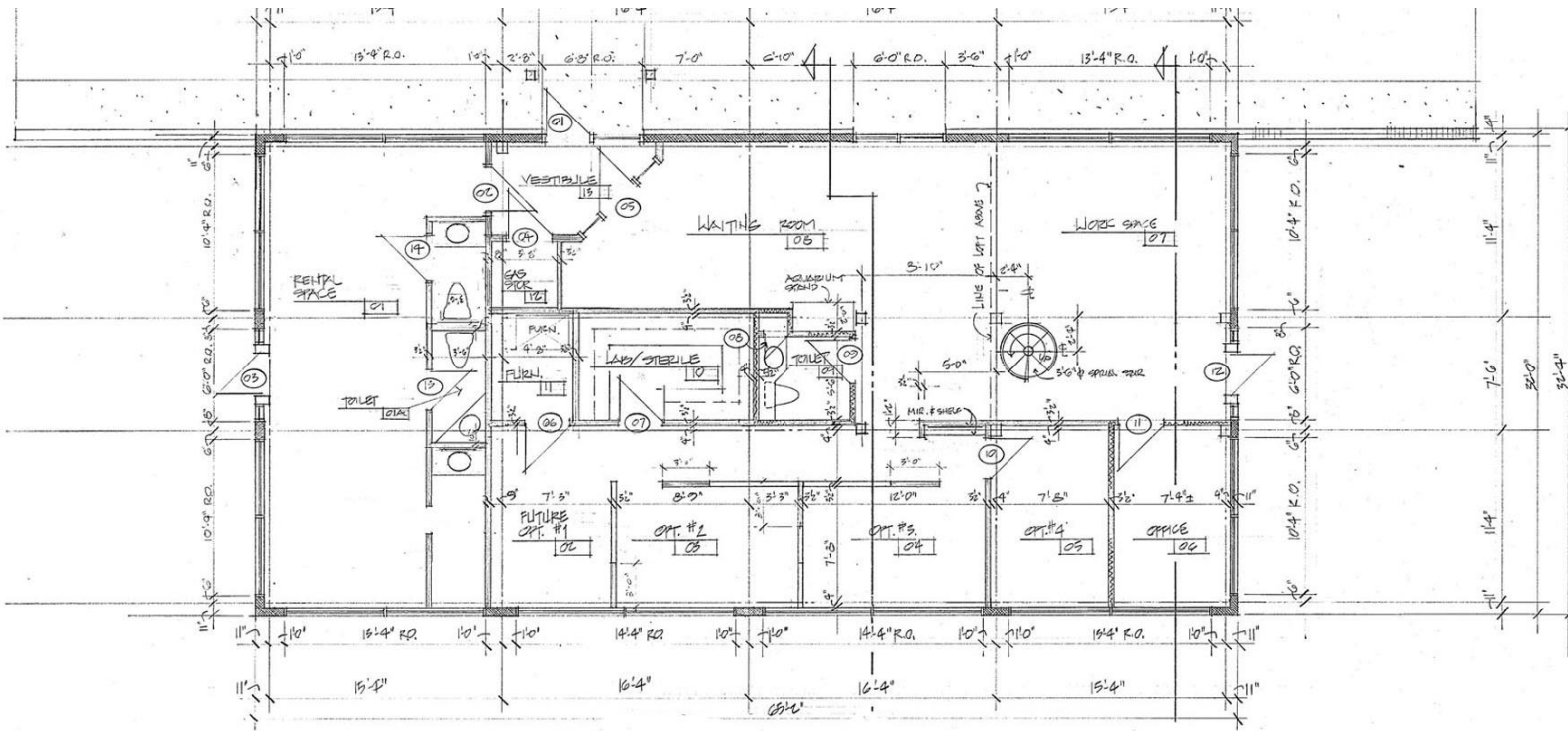
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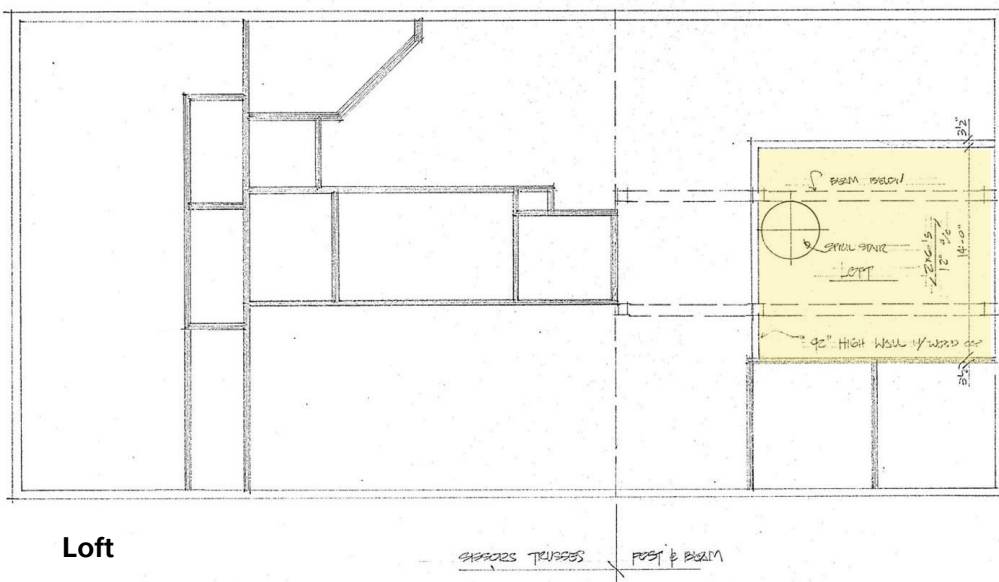
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Floor Plans



Main Floor



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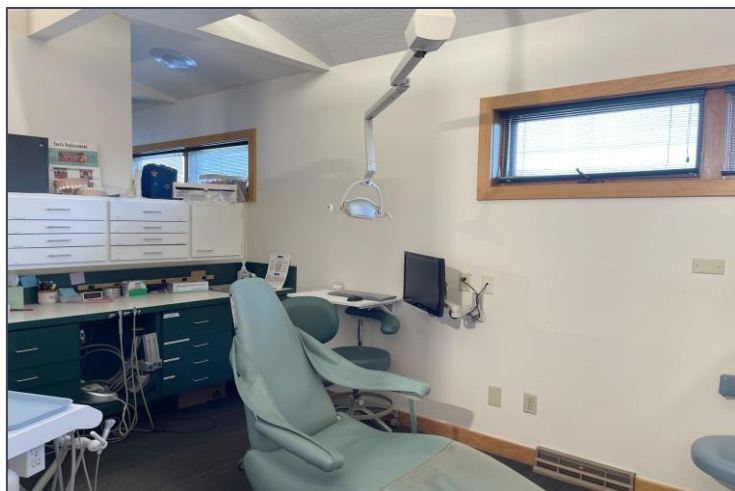
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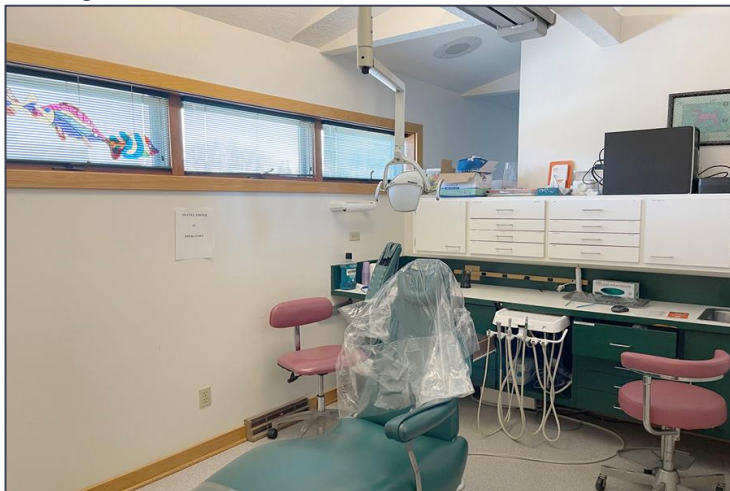
Admin area



Waiting area



Operatory



Operatory



Operatory



Lab room

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Private office



Stairwell access to loft storage



Loft storage



Adjacent suite with restroom



Adjacent suite

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,130	\$81,404
3 MILE	51,412	\$77,761
5 MILE	109,558	\$72,545

TRAFFIC COUNTS (TWO-WAY)

17,873	Anthony Wayne Trail
27,820	Conant Street

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