

214 MECHANIC STREET
WATERVILLE, OH 43566

COMMERCIAL BUILDING FOR LEASE
645 Square Feet Available



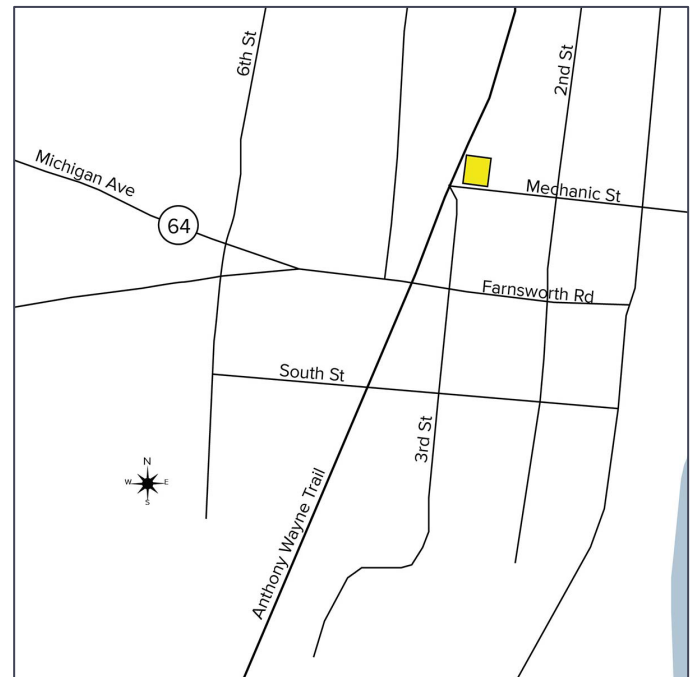
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

| | |
|-----------------------|---------------------|
| Lease Rate: | \$2,500/month NNN |
| Space Available: | 645 square feet |
| Building Size: | 645 square feet |
| Number of Stories: | One |
| Year Constructed: | 1980 |
| Condition: | Fair |
| Lot Dimensions: | 131' x 113' |
| Acreage: | 0.31 acres |
| Closest Cross Street: | Anthony Wayne Trail |
| County: | Lucas |
| Zoning: | M-1 Industrial |
| Parking: | Unstriped |
| Curb Cuts: | Three |
| Street: | 2 lane, 2 way |



For more information, please contact:

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214 Mechanic Street, Waterville, OH 43566

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BUILDING SPECIFICATIONS

| | |
|--------------------|----------------|
| Exterior Walls: | Block |
| Structural System: | Block |
| Roof: | Flat rubber |
| Floors: | Concrete |
| Floor Coverings: | None |
| Ceiling Height: | 8' |
| Basement: | No |
| Heating: | Gas forced air |
| Air Conditioning: | Central |
| Power: | 200amp |
| Restrooms: | Men's/women's |
| Security System: | No |
| Overhead Doors: | No |
| Sprinklers: | No |
| Signage: | Pole |

BUILDING INFORMATION

| | |
|-------------------|----------------------|
| Current Occupant: | Vacant |
| Occupancy Date: | Upon lease execution |
| Other Occupants: | None |
| Sign on Property: | Yes |
| Key Available: | Yes |

LEASE DETAILS

| | |
|-------------------------|--|
| Term: | 3 – 5 years |
| Security Deposit: | 1 month's rent |
| Options: | Negotiable |
| Improvements Allowance: | Negotiable |
| Tenant Responsible For: | Utilities, CAM, insurance, taxes. NNN charges are approx. \$600/month. |

2024 REAL ESTATE TAXES

| | |
|------------------|------------|
| TD: | 96 |
| Parcels: | 11034 |
| Assessor Number: | 46009008 |
| Total Taxes: | \$2,460.40 |

Comments:

- Former Valero gas station.
- Potential reuse/redevelopment pending approval by the City of Waterville.
- Landlord removed the underground storage tanks in December 2022.

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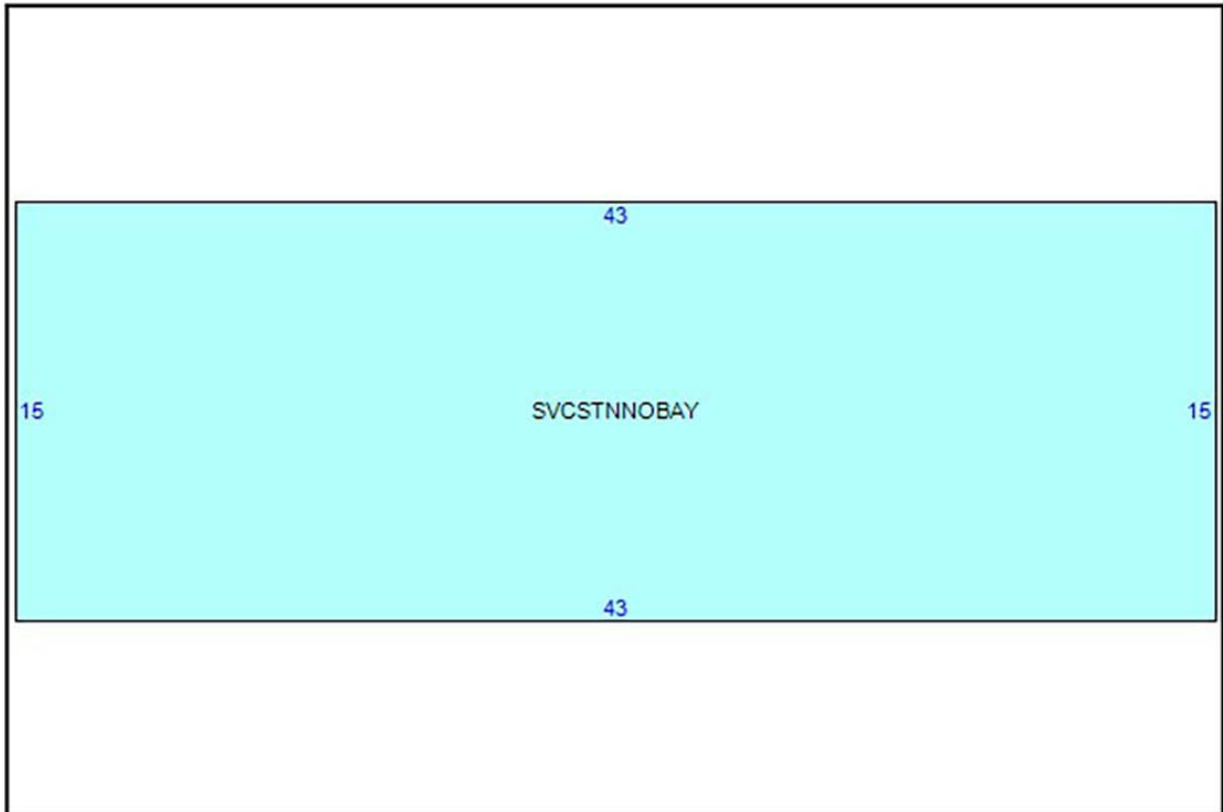
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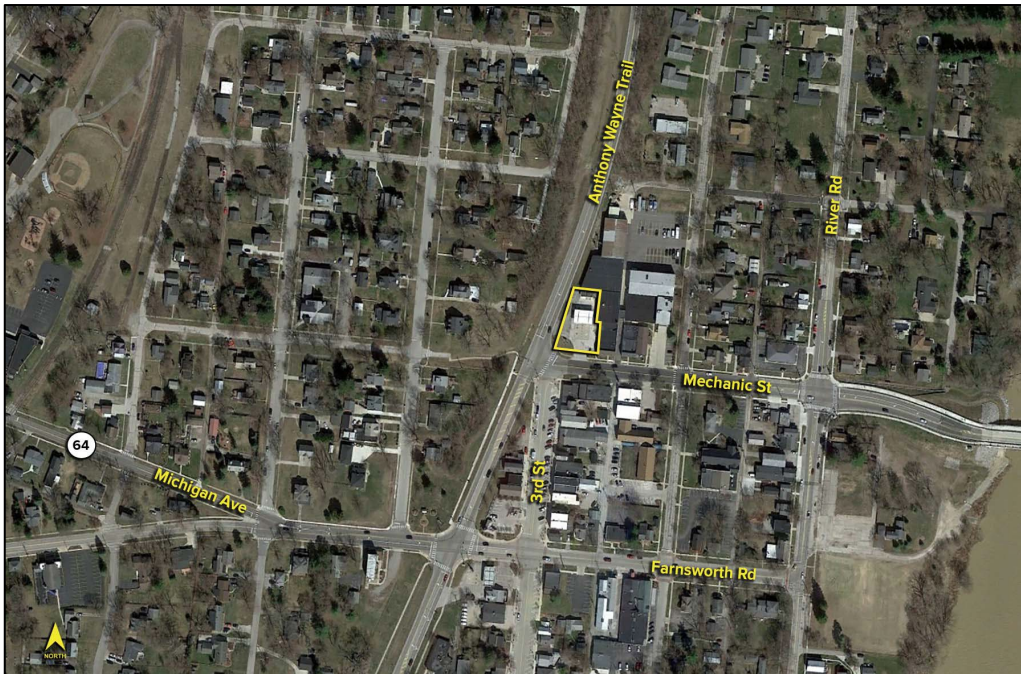
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DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 3,794 | \$74,277 |
| 3 MILE | 14,441 | \$108,326 |
| 5 MILE | 39,969 | \$101,432 |

TRAFFIC COUNTS (TWO-WAY)

| | |
|---------------------|--------------|
| MECHANIC STREET | 6,790 (2022) |
| ANTHONY WAYNE TRAIL | 6,576 (2022) |

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