

23 S. THIRD STREET
WATERVILLE, OH 43566

COMMERCIAL BUILDING FOR SALE
1,292 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$199,900
Building Size:	1,292 square feet + loft*
Number of Stories:	One and one half
Year Constructed:	1862 – updates in 2015
Condition:	Unfinished
Lot Dimensions:	44' x 66'
Acreage:	0.124 acres
Closest Cross Street:	Farnsworth Road
County:	Lucas
Zoning:	C-2
Parking:	Surface and street
Curb Cuts:	1 – shared driveway
Street:	2 lane, 2 way



*per Lucas County Auditor

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

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

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BUILDING SPECIFICATIONS

Exterior Walls:	Vinyl – replaced in 2015
Structural System:	Wood frame
Roof:	Pitched asphalt shingle – replaced in 2015
Floors:	Wood subfloor
Floor Coverings:	None – unfinished
Ceiling Height:	8'± – vaulted in loft
Basement:	Crawlspace
Heating:	Gas forced air
Air Conditioning:	Central - ground mounted
Power:	100 amp
Restrooms:	One
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Per Waterville code

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Lockbox – contact Megan for access – 419.215.1008

2024 REAL ESTATE TAXES

Parcels:	96-11140
Assessor Number:	46011006
Total Taxes:	\$2,831.55
Land Value:	\$13,900
Improvement Value:	\$133,100
Total Value:	\$147,000

Comments:

- Small commercial building located in the heart of Downtown Waterville, just off old US-24 (Anthony Wayne Trail).
- Updated exterior.
- Interior is unfinished and ready for new finishes.
- The interior layout includes a front enclosed patio, two open rooms, kitchen area (unfinished), mechanical room, storage, first floor restroom and second story loft.
- Composite wood patio.
- Detached shed with power. Ideal workroom and storage area.
- Driveway is shared with adjacent property (13 S. Third Street).
- Sump pump replaced in 2024.

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Deck



Shed



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Loft



Loft



Loft

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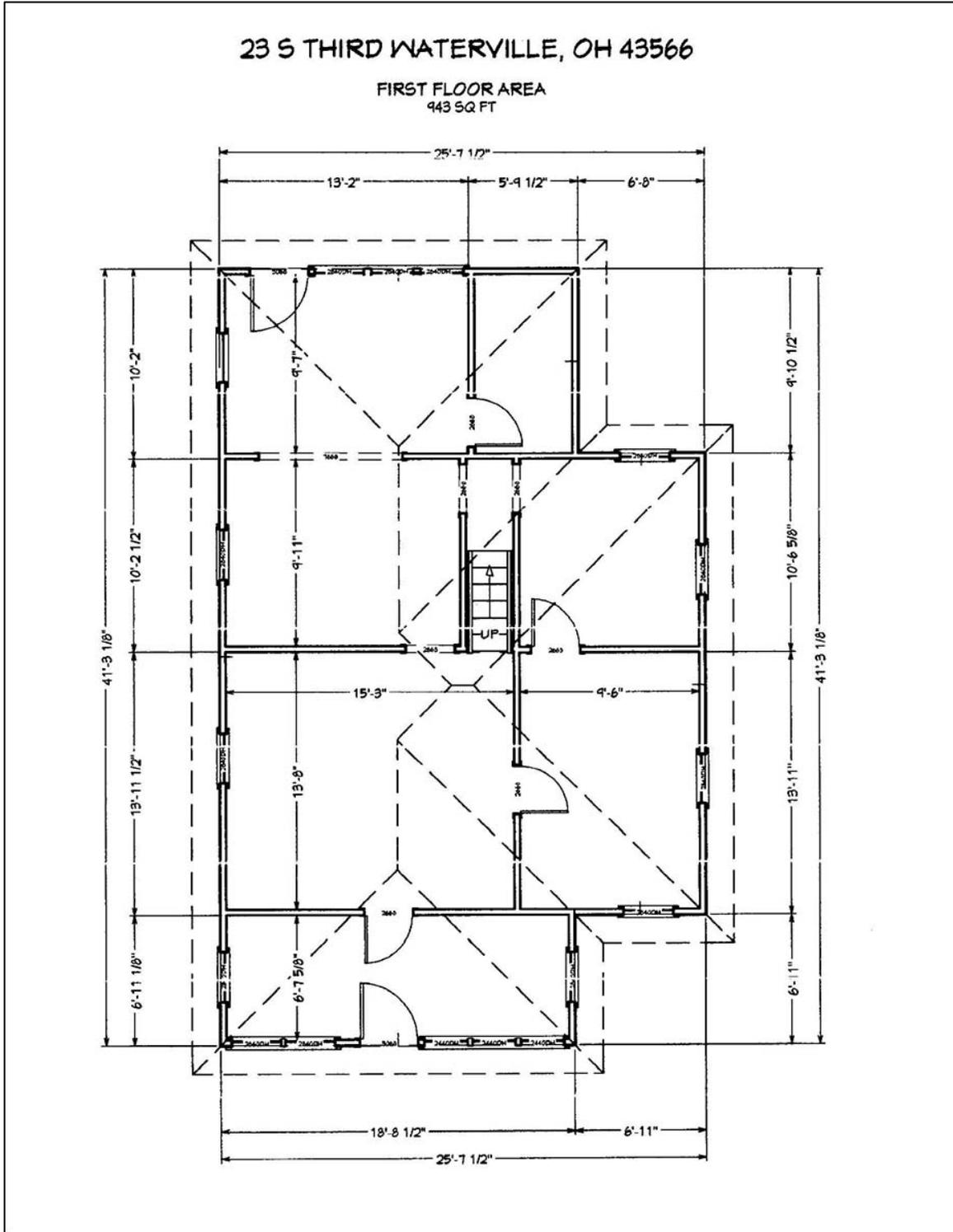
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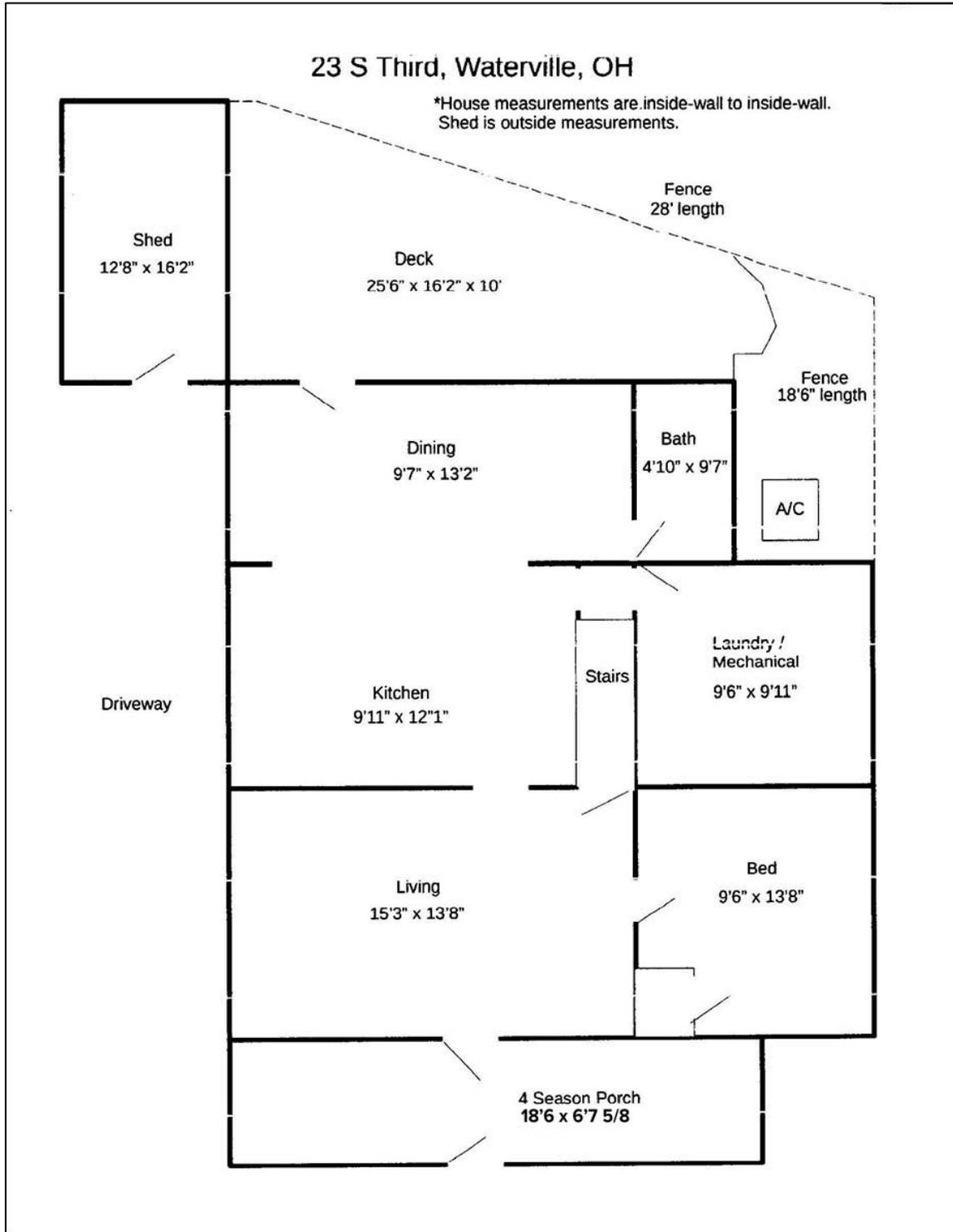
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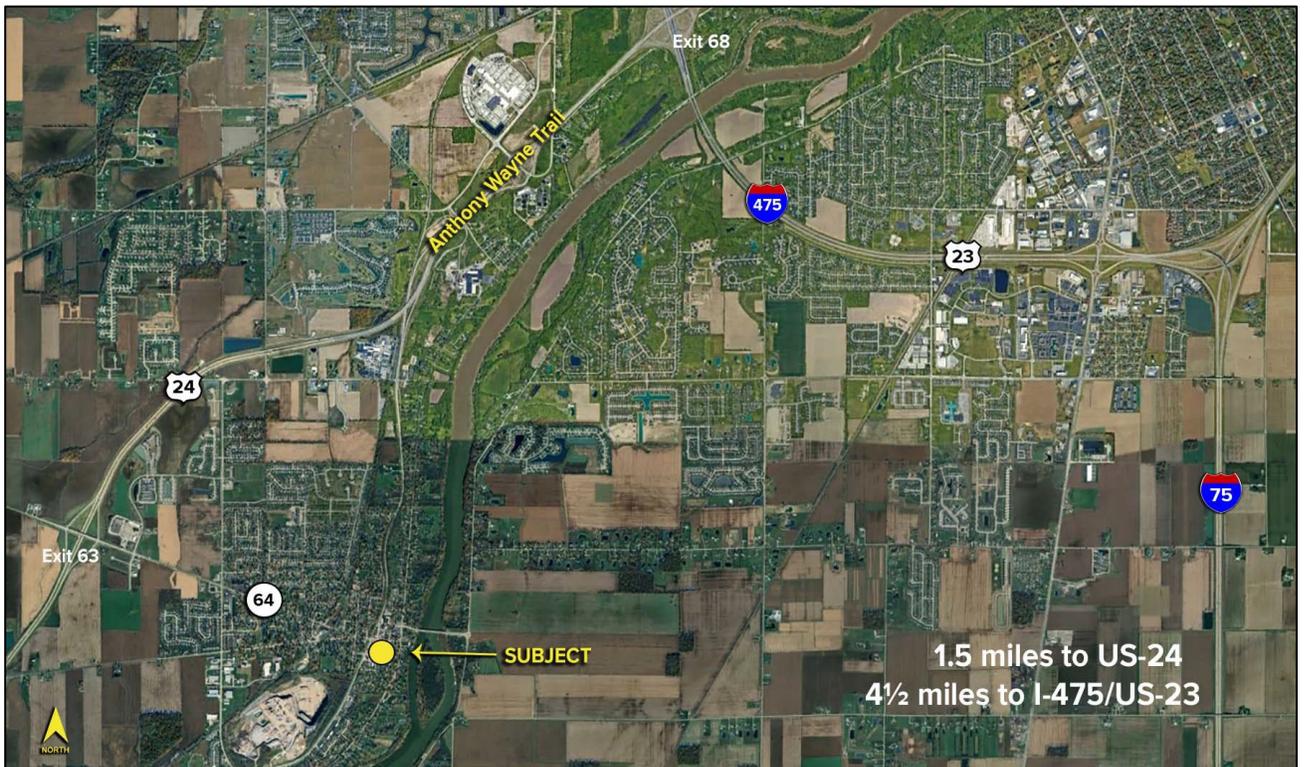
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