

For Sale & Lease

Retail Property

5,520 SF | \$349,000 | \$2,900 per month



3311 Woodville Rd

Northwood, Ohio 43619

Property Highlights

- Freestanding, 6 bay commercial building in good condition
- Large 50 ft. tall sign
- Priced to sell!

Property Description

Prime, freestanding commercial property on high traffic Woodville Road. Includes 6 bays, each served by a 12'x12' overhead door. Only two blocks from the I-280 interchange.

OFFERING SUMMARY

Sale Price	\$349,000
Available SF	5,520 SF
Lease Rate	\$2,900 per month (NNNN)*
Lot Size	0.75 Acres
Building Size	5,520 SF
*Absolute Net	(No Landlord Responsibilities)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,681	\$61,212
5 Miles	89,116	\$42,575
10 Miles	340,146	\$47,650

For more information



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Retail Building For Sale Or Lease

GENERAL INFORMATION

Property: 3311 Woodville Rd
Location: Between Gardner Ave and Mary Ave. Two blocks northwest from the I-750 Interchange
Closest Intersection: Gardner Ave
City, State: Northwood, OH
County: Wood County
Zip: 43619
Parcel No: See Exhibit A Attached

PROPERTY INFORMATION

Building SF: 5520 Sq. Ft.
Building Dimensions: 124' Woodville Rd x 48' Deep (See Exhibit B)
Available Areas: Lobby/Restrooms: 800 Sq. Ft.
Shop/Storage: 4720 Sq. Ft.
Land Size: 0.75 Acres
Land Dimensions: 210' Woodville x 145' Deep (Avg)
Parking: 27 Spaces
Zoning: Commercial (Automotive)
Current Use: Vacant
Previous Use: Tire Store
Traffic Counts: 12,000 VPD

COMMENTS/FEATURES

PRIME COMMERCIAL PROPERTY

- Free standing 6 bay, former tire store on high traffic road in good condition
- Two blocks from I-280 interchange
- Includes large 50 Ft high sign
- Perfect for tire store, general automotive use or for repurposed retail use

BUILDING DETAILS

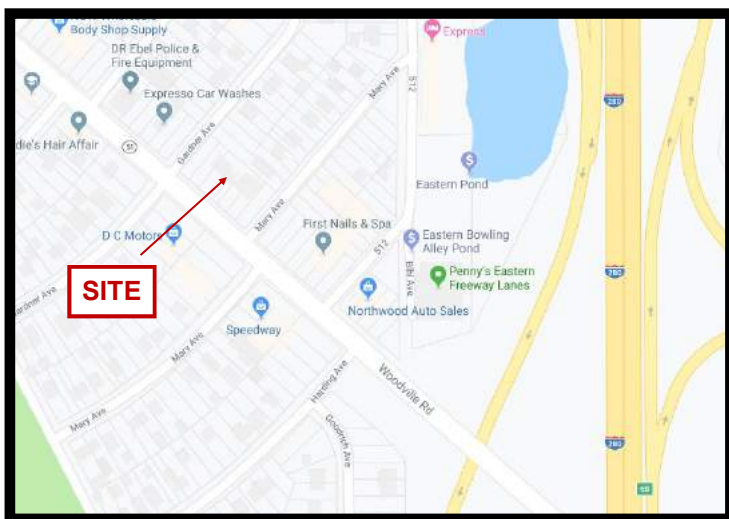
Year Built: 1997
Type Construction: Brick/Block
Heat Fuel/Type: Office: Gas, Forced Air
Shop: Gas, Radiant Heat
Ceiling Height: 18Ft to Joists
Air Conditioning: Lobby/Office Only
Roof: Rubber Membrane
Floor: Office: Tile
Shop: Concrete

Lighting: Fluorescent
Restrooms: 3 (2 Customer + 1 Employee)
Overhead Doors: 6 (12'x12") Door
No. of Floors: 1
Sprinklers: No

Sale Price: \$349,000

Lease Price: \$2900/Mo NNNN*

***Absolute Net. No Landlord Responsibilities**



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LEASE SPECIFICATIONS

Utilities/Heat:	<i>Tenant</i>
Electricity:	<i>Tenant</i>
Water:	<i>Tenant</i>
*Real Estate Taxes:	<i>Tenant</i>
Insurance (Fire & Hazard):	<i>Tenant*</i>
Content, Liability Insurance:	<i>Tenant</i>
Janitorial:	<i>Tenant</i>
Roof:	<i>Tenant*</i>
Structure:	<i>Tenant*</i>
Parking Lot:	<i>Tenant*</i>
*CAM:	<i>Tenant</i>
Improvements:	<i>Negotiable</i>
Lease Term:	<i>Five Years</i>

* The owner is offering an absolute net lease only with no ongoing Landlord responsibilities after all systems and equipment are turned over to the Tenant in good working order.

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2019
General Taxes:	<u>\$14,382.44</u>
Special Taxes:	\$ 1,279.95
Total Annual Taxes:	\$15,662.39

UTILITIES

Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Electric:	Toledo Edison
Storm Sewer:	Municipal



BUILDING WITH TALL SIGN



SPEEDWAY ACROSS MARY STREET



CAR WASH ACROSS GARDNER STREET



REAR PARKING AND EXTRA GRASS LOT

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LOBBY, COUNTER, SEATING, & DISPLAY AREA



BACK ROOM OFF LOBBY WITH RESTROOMS



LARGE 6 BAY GARAGE



STEEL CEILING JOISTS AND RADIANT HEATERS



STORAGE AREA BEHIND GARAGE



ELECTRICAL PANELS IN STORAGE AREA

Retail Property

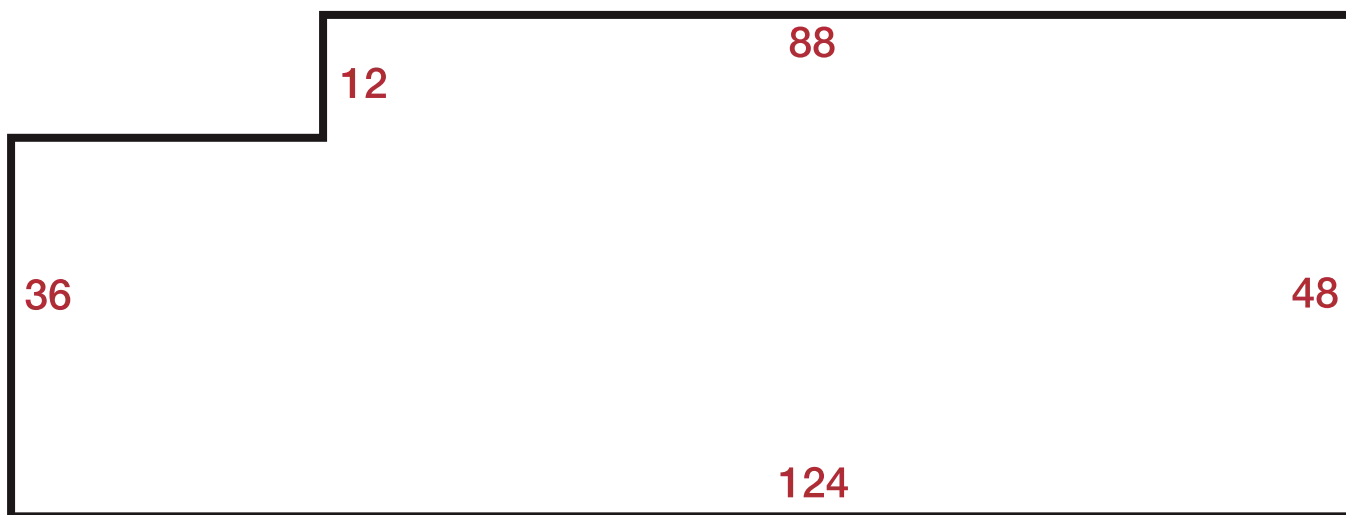
**EXHIBIT A
LIST OF PARCELS
FOR
3311 WOODVILLE ROAD
NORTHWOOD, OH 43619**

NAIHarmon Group

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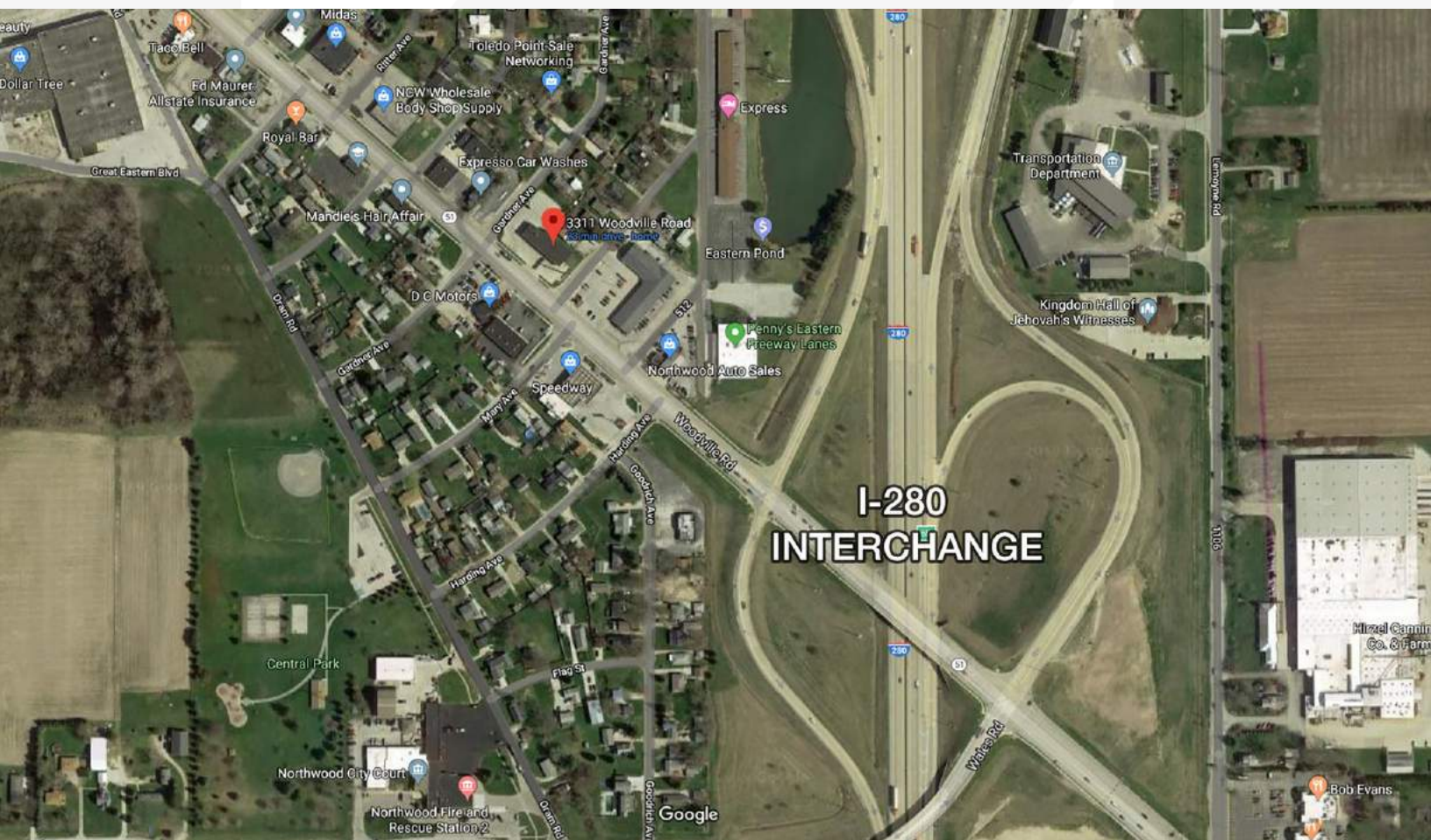
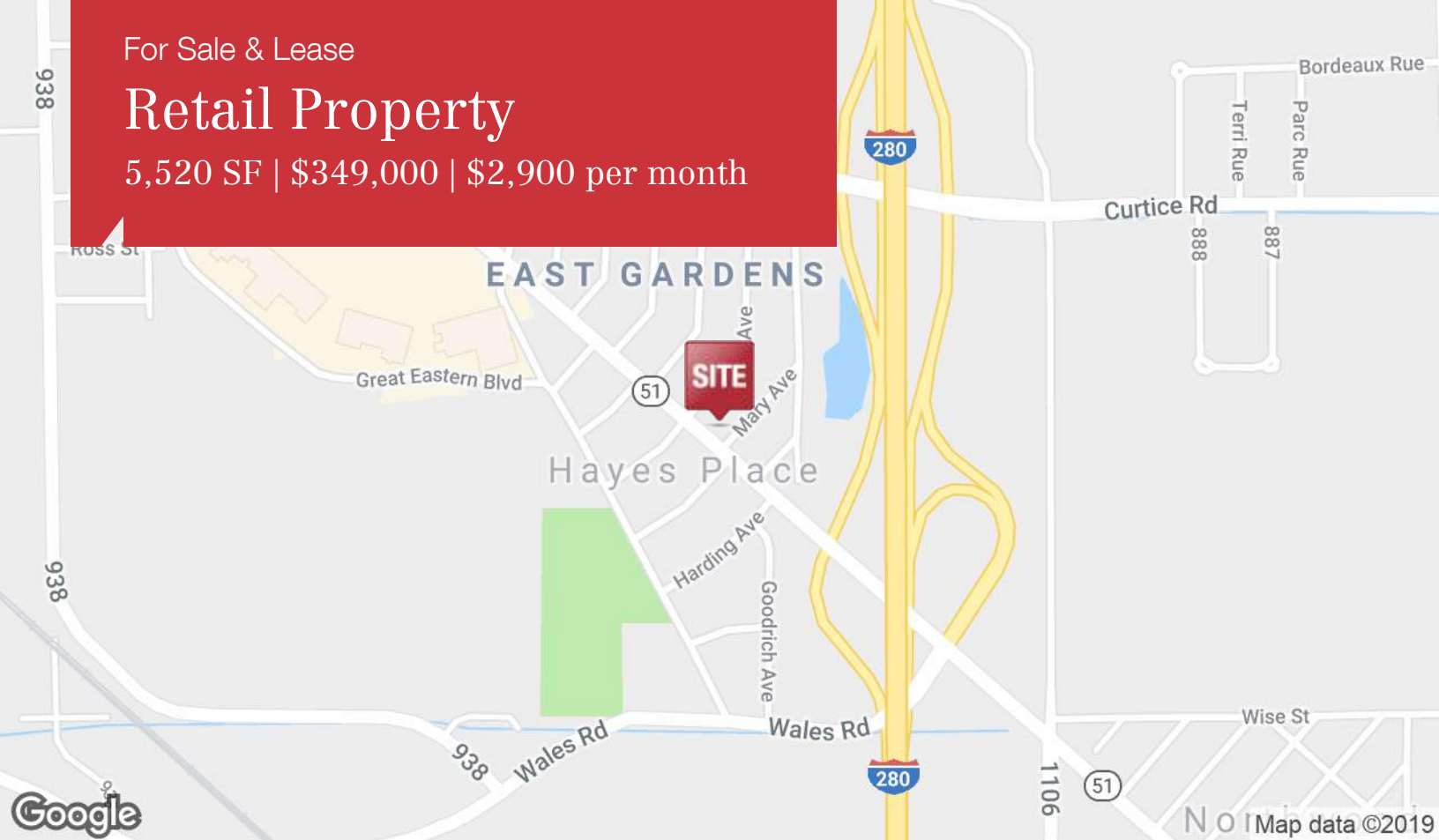
EXHIBIT B
BUILDING SKETCH
FOR
3311 WOODVILLE ROAD
NORTHWOOD, OH 43619



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The map displays the Toledo, Ohio area, with a large circular region highlighted in gray, indicating the primary market area. Within this circle, a smaller, darker gray circle is centered on the city of Toledo. The map shows major highways including I-475, I-280, I-75, I-90, and US-24. Surrounding cities and towns labeled include Ottawa Lake, Lambertville, Sylvania, Berkey, Silica, Holland, Rossford, Northwood, Walbridge, Millbury, Maumee, Whitehouse, Waterville, Neapolis, Grand Rapids, Tontogany, Bowling Green, Weston, Luckey, Pemberville, Gibsonburg, Helena, Fremont, Wightm, Grov, Oak Harbor, Rocky Ridge, Elmora, Woodville, and Genoa. The map also shows the Toledo Express Airport and the Toledo Express River. The map data is attributed to Google, with a copyright notice for 2019.