

For Sale  
**8605 Salisbury Rd Monclova**  
Church, School, Daycare, Event Venue



**8605 Salisbury Road**  
Monclova, OH 43542

Property Highlights

Property Description

Unique opportunity for religious, school, daycare, office site. Well constructed 24,000 SF building with 5,400 SF auditorium and stage area. There is no formal chapel allowing for building to easily transition to another use. Current church uses auditorium for services. Large lobby area with expansive west window wall was engineered for possible chapel expansion. 24 private offices/classrooms - 6 have private restroom facilities. Multiple restrooms throughout building. 9' baptismal tub hidden behind stage wall with window viewing. Full commercial kitchen opens to auditorium via doors and/or roll up windows. 38' vaulted auditorium with mezzanine storage. In



Call Now  
For More Information  
**Stephanie Kuhlman**  
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OFFERING SUMMARY	
Sale Price	\$1,599,000
Lot Size	19.7 Acres
Building Size	24,026 SF

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	1,560	\$112,228
5 Miles	52,190	\$86,378
10 Miles	261,189	\$74,748

For Sale

# Special Purpose Property

24,026 SF | \$1,599,000



## GENERAL INFORMATION

Property:	8605 Salisbury Road
Location:	Salisbury Rd just West of Albon Rd.
City, State:	Monclova Township, OH
County:	Lucas
Zip:	43542
Parcel No:	38-20502
Taxes:	Currently Tax Exempt

## PROPERTY INFORMATION

Building Size:	24,026 SF
Land Size:	19.7 Acres
Land Dimensions:	669 X 1330
Parking:	215 spots
Zoning:	AR - Agricultural/Residential
Current Use:	Garden Park Christian Church



Canopy entrance



East side of building and parking lot



Rear of building

**NAI Harmon Group** | 4427 Talmadge Rd Suite A, Toledo, OH 43623 | (419) 960-4410 | [naiharmon.com](http://naiharmon.com)

NAI Harmon Group is a member of the NAI Global group of brokerages dedicated to giving clients full turnkey commercial real estate services across the globe.

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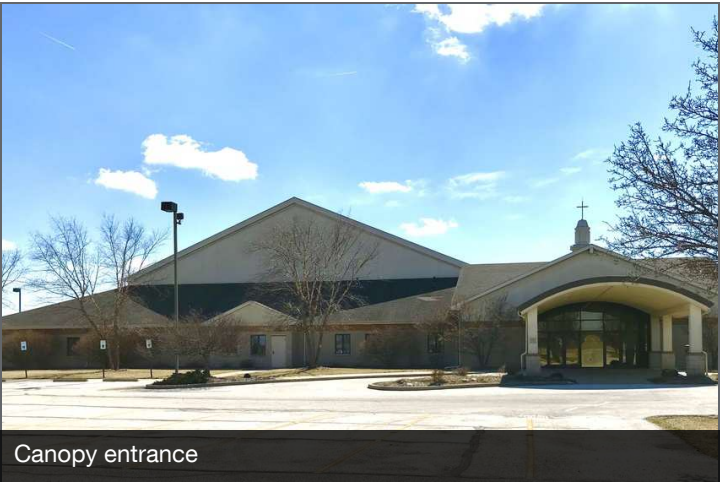
For Sale

# Special Purpose Property

24,026 SF | \$1,599,000

**BUILDING DETAILS**

Year Built:	2002
Type Construction:	Pre-engineered steel/masonry
Roof:	Shingle/Metal on canopy
Utilities:	All public utilities including First Energy, Ohio Gas, City of Toledo Water and Sewer
Fire Suppression:	Automatic wet suppression system
Floor:	carpet, vct, tile
Power:	800 Amp 3-phase power
Restrooms:	Multiple men's and women's and private restrooms off 6 rooms
HVAC:	5 Trane heating units, AC units



Canopy entrance



East side of building and parking lot



Rear of building

# Property Description



Building entrance with side coat rooms



West wall engineered for possible chapel expansion



Lobby area with connected administrative office

## Property Description

Unique opportunity for religious, school, daycare, office in 24,000 SF building with 5,400 SF auditorium and stage area. There is no formal chapel allowing for building to easily transition to another use. Current church uses auditorium for services. Large lobby area with expansive west window wall was engineered for possible chapel expansion. 24 private offices/classrooms - 6 have private restroom facilities, 4 with child size toilets. Women's restroom with private nursing room. Multiple restrooms throughout building. 9' baptismal tub hidden behind stage wall with window viewing. Full commercial kitchen opens to auditorium via doors and/or roll up windows. 38' vaulted auditorium with mezzanine storage. In an area of rapid residential growth. Monclova Township. Anthony Wayne School District. Excellent opportunity for event venue!

## Location Description

The property is located on the south side of Salisbury Road just west of Albon Road in Monclova Township Ohio. It is 2.5 Miles to Airport Highway - Route 2, 3 miles to US 23/475/I-75, 3.4 miles to the Ohio 80/90 Turnpike, 5 miles to the Toledo Express Airport and Fallen Timbers Mall and 5.5 miles to Route 24.

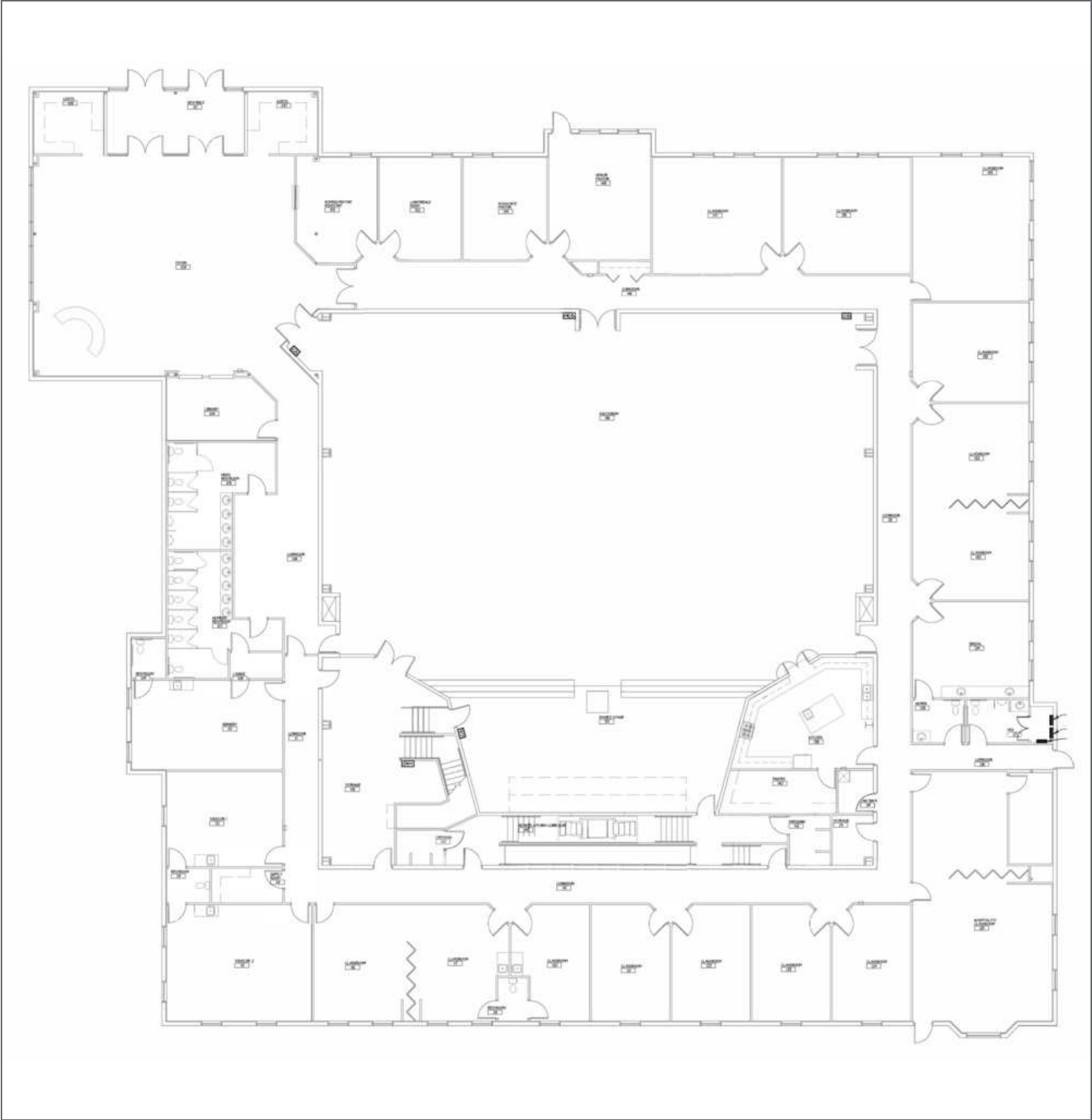
## Utility Description

Public utilities, sanitary sewer, heavy 800 amp 3-phase electric, 8" water main, data/IT feeds. First Energy, Ohio Gas, City of Toledo Water and Sewer.

## Construction Description

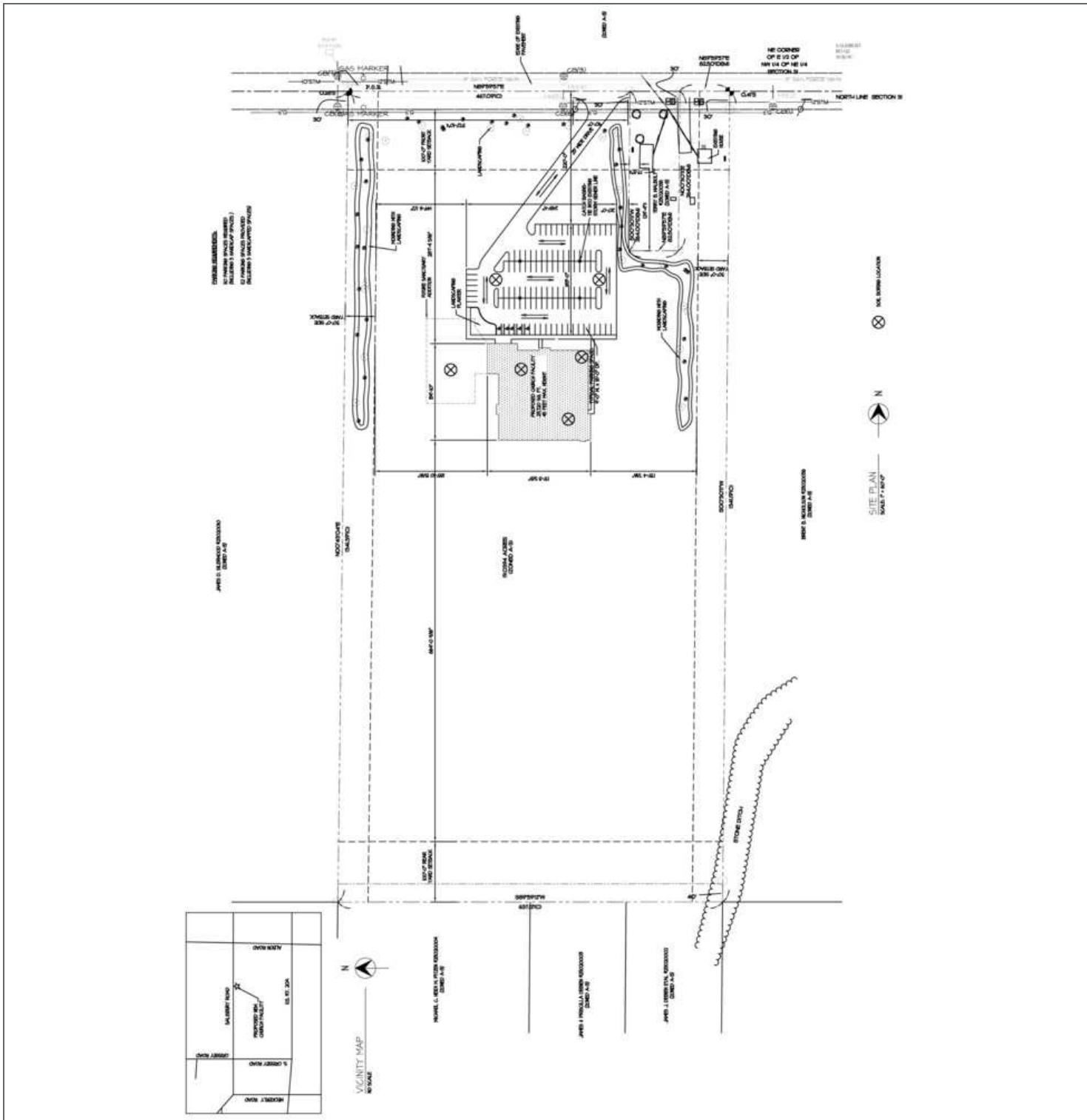
Pre-engineered steel and masonry building with metal/wood roof joist & trusses and shingle roof and metal roof over canopy. Block, brick and dryvit exterior materials. Steel and aluminum doors, aluminum windows with insulated glass. Five Trane rooftop mounted heating units hidden in rear of building. A/c condensers and transformer on side. 3" asphalt over 14" base for drive/parking. Retention pond with natural plant growth. Drive under canopy leads to two double door entrances. Private office entry and multiple fire exits. Heavy 800 amp 3 phase power and wet automatic fire suppression system. Security system tied into fire system.

# Floor Plan





# Site Plan



# Photos



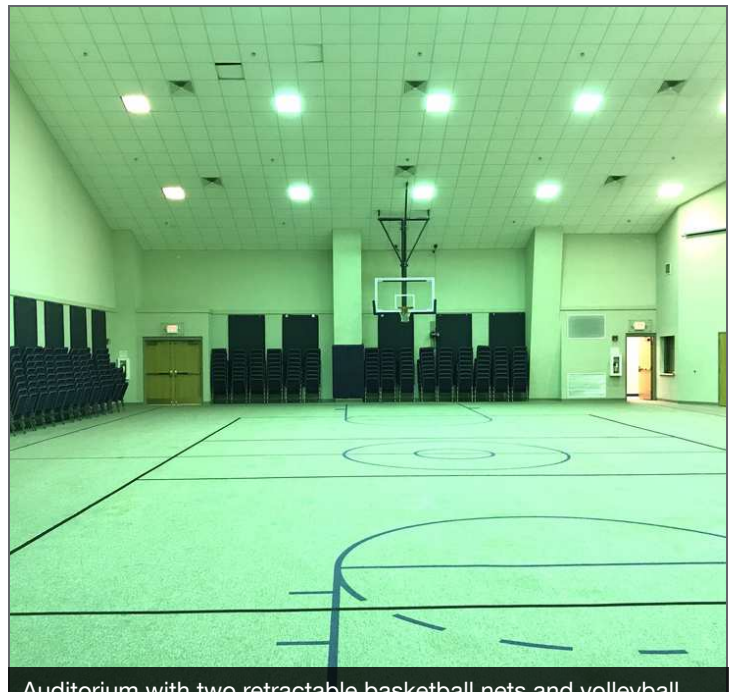
Kitchen with doors to auditorium



Commercial kitchen with all appliances



Auditorium with stage and window to baptismal pool



Auditorium with two retractable basketball nets and volleyball pole receptacles in floor



# Photos



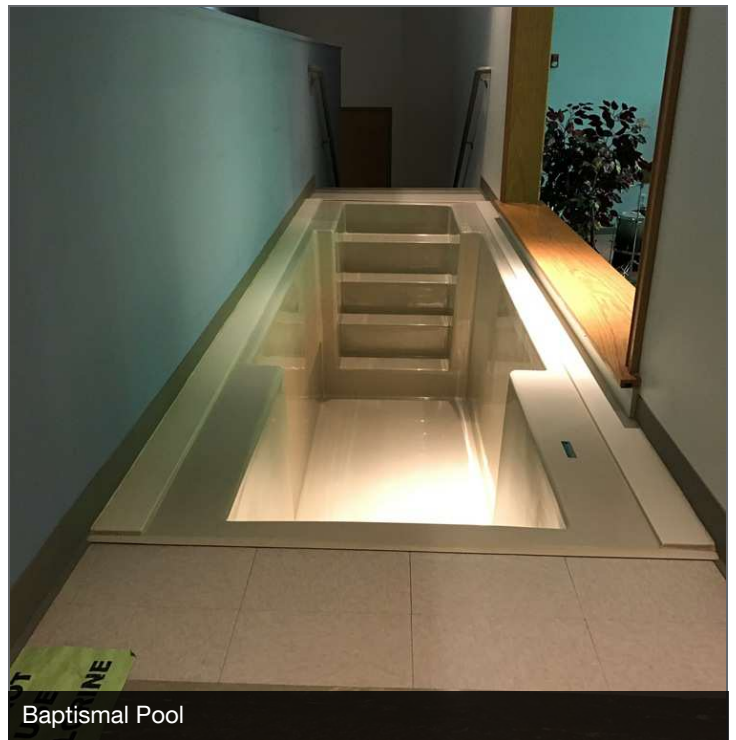
Large room with curtain divider



One of the rooms with sink and private restroom



Women's restroom

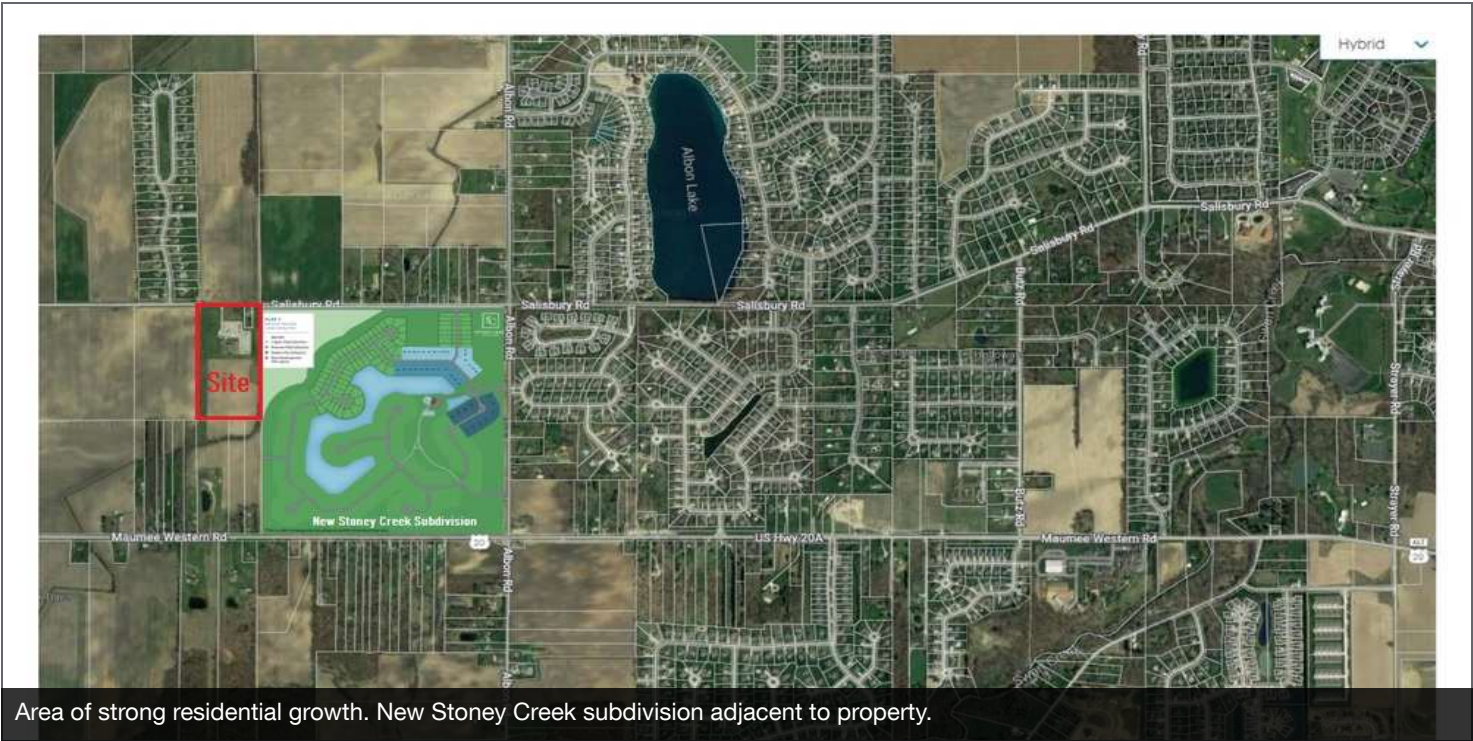


Baptismal Pool

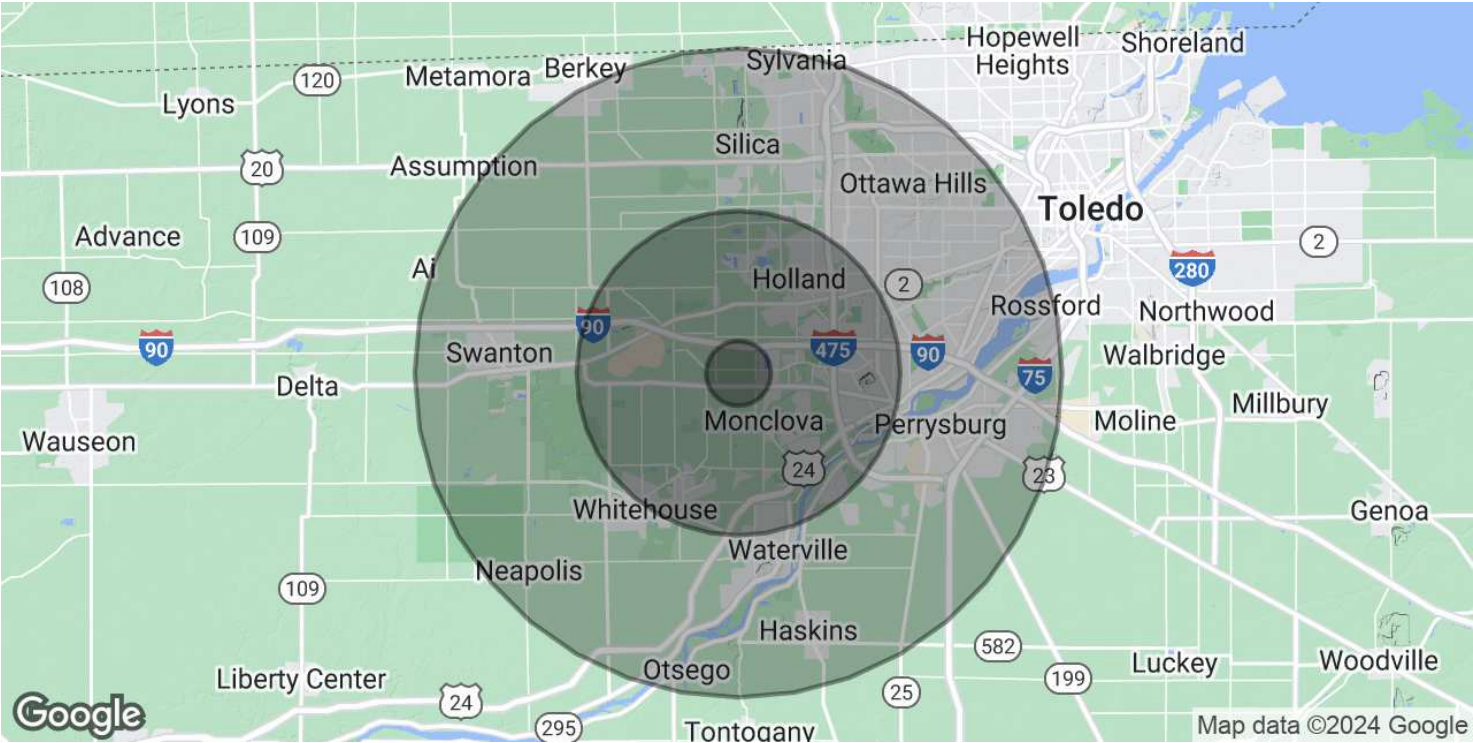












POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,560	52,190	261,189
Average age	44.1	41.6	39.1
Average age (Male)	44.0	41.0	37.8
Average age (Female)	44.2	42.0	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	591	20,490	106,626
# of persons per HH	2.6	2.5	2.4
Average HH income	\$112,228	\$86,378	\$74,748
Average house value		\$205,109	\$184,358

\* Demographic data derived from 2020 ACS - US Census



## Stephanie Kuhlman

Vice President - Real Estate and Development

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## Professional Background

Stephanie Kuhlman focuses on commercial development sales and leasing for the NAI Harmon Group, and has been involved with the development of several large multi-use developments in several states.

Stephanie started her real estate career in 1990 with the former Cavalear Realty Company. In 1992, she joined Danberry Realtors specializing in residential new construction and development and later moved to Danberry's Commercial division. Stephanie was asked to join the newly created Industrial Developers LTD, now known as the NAI Harmon Group, in 2012 and brings with her a background in sales, marketing, and real estate investment experience. She has consistently achieved Ohio President's Sales Club awards and for the last five years consecutively (2015-2019) has achieved the highest award, The Pinnacle of Performance for sales and leasing transactions in excess of \$7,000,000 annually.

### Awards & Recognition:

OAR/NWOR Presidents Sales Club – Life Member

OAR/NWOR President's Sales Club | Pinnacle of Performance | 2016-2019

OAR/NWOR Presidents Sales Club | Award of Excellence | 2014

OAR/NWOR Presidents Sales Club | Award of Distinction | 2015

## Memberships

Northwest Ohio REALTORS® (NWOR)

Ohio Association of REALTORS® (OAR)

National Association of REALTORS® (NAR)

Red Cross of Northwest Ohio - Trustee

Sophia Center at Lourdes University - Trustee

ProMedica Metro Foundation Board - Trustee

Rotary Club of Toledo

Distinguished Clown Corps - Class of 2015 to present

Executive Board Member of the Greater Toledo Convention Center and Visitors Center

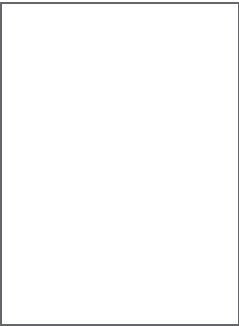
Toledo Area Small Business Board – Toledo Chamber of Commerce

International Council of Shopping Centers (ICSC)

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