Commercial Sale Active
MLS# 309400
DOM: 27

213 N Broadway Street, Spencerville, OH 45887

County: Allen

$119,900
Agent Private Report

Bathrooms Total:	3	**Sub-Type:**	Business
Year Built:	1937	**Zoning:**	B1
Building Area Total:	3,376	**Parcel #:**	44-1207-06-002.000
		Available Date:	03/12/2026

Showing Requirements: Appointment Only; Call Listing Office; Occupied
Showing Considerations: See Remarks

Private Remarks: Sq Ft from auditor's site. Building is currently being used as a daycare and preschool, so showings will be limited to after 5:00pm M-R. The business is not being sold. There is the option to purchase some contents, furniture, playground equipment, ect with the building for $130,000. Shed is negotiable. Kitchen appliances and a/c wall units convey with the property. Auditor site has it zoned as 499 Other Commercial Structure, but Village Administrator said it is zoned B1. All potential uses are subject to zoning approval and buyer verification.

Public Remarks: Commercial building for sale on main thoroughfare in Spencerville. With over 3300 sq ft, this commercial building is waiting for it's new owner and their imagination. Featuring 10 rooms total with 3 half baths, 2 spacious gathering spaces and a compact kitchen area that could serve a variety of purposes. Fenced in playground area with parking lot. Located on 3 city lots totaling 0.3 acres. All potential uses are subject to zoning approval and buyer verification.

Directions: Use GPS

List Date: 02/10/2026 **Original List Price:** $119,900 **Status Change Date:** 04/08/2026
Expire Date: 08/10/2026
Back On Market Date: 04/08/2026

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Exceptions: 0
FEMA Flood Zone Y/N: No
Legal Description: THE EAST ADDITION TO SPENCER LOTS 144 145 & 146 JOINT TEN FF 132.00
Tax Annual Amount: $1,659

Construction Materials: Block; Vinyl Siding
Cooling: Wall Unit(s); Window Unit(s)
Exterior Features: Fenced
Flooring: Carpet; Vinyl
Heating: Forced Air; Hot Water
Listing Terms: Cash; Conventional
Parking Features: Parking Lot
Possession: Negotiable
Road Frontage Type: City Street
Road Surface Type: Asphalt
Roof: Asphalt; Rubber
Sale Includes: Building & Land
Sewer: Public Sewer
Special Listing Conditions: Fair Market
Utilities: Water Connected
Water Source: Public

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