

204 – 206 LOUISIANA AVENUE
PERRYSBURG, OH 43551

OFFICE BUILDING FOR SALE
816 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$675,000 with furnishings \$625,000 without furnishings
Building Size:	34'x24' = 816 square feet
Number of Stories:	One
Year Constructed:	1890
Condition:	Like new renovation
Acreage:	27'x104' (.0644 acres)
Closest Cross Street:	Second Street
County:	Wood
Zoning:	C-2 – Central Business
Parking:	In rear
Curb Cuts:	None
Street:	2 lane with turn & on street parking



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood support beams
Roof:	Recent coating
Floors:	Hardwood
Floor Coverings:	Hardwood/decorative rugs
Ceiling Height:	Varies
Basement:	No
Heating:	Each side has a mini split system mounted on roof
Air Conditioning:	
Power:	120 volt
Restrooms:	One
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Available – subject to historical district approval

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	No
Key Available:	See listing agent

Comments:

- Kitchenette includes:
 - Wine cooler refrigerator
 - Refrigerator drawer
 - Freezer drawer with ice maker
- According to the survey, the rear lot is approximately 27'x70', which offers considerable multi-level expansion potential.
- The subject property is in the epicenter of the Perrysburg Uptown Revitalization Project designed to enhance the sense of community and ADA compliance in creating a revamped streetscape. www.revitalizeperrysburg.com.
- Zoning does not require any setbacks or onsite parking in this district.

2026 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
Q61-000-901213036000		\$2,233.22	\$15,800	\$79,000	\$94,800
Q61-000-901213038000		\$257.14	\$10,900	\$0	\$10,900
Q61-000-901213037000		\$214.74	\$9,100	\$0	\$9,100
Q61-000-901213039000		\$148.76	\$6,300	\$0	\$6,300
Totals:		\$2,853.86	\$42,100	\$79,000	\$121,000

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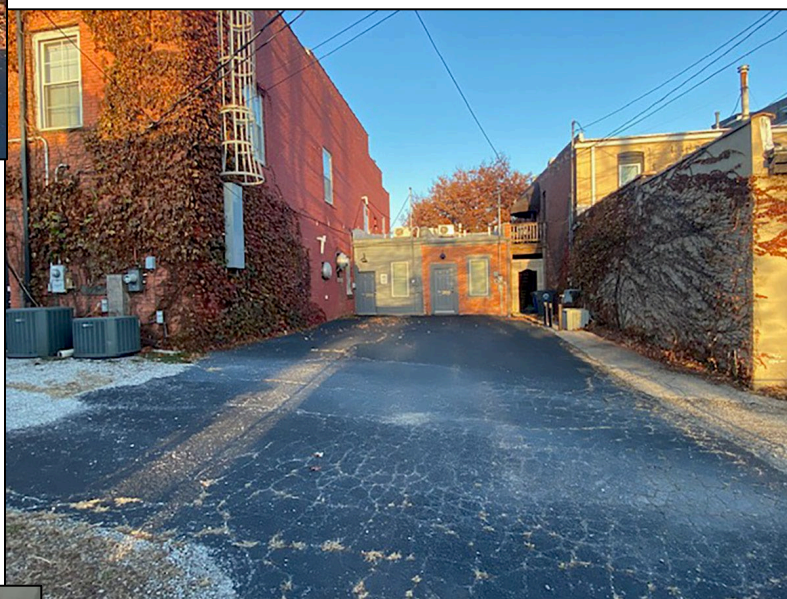
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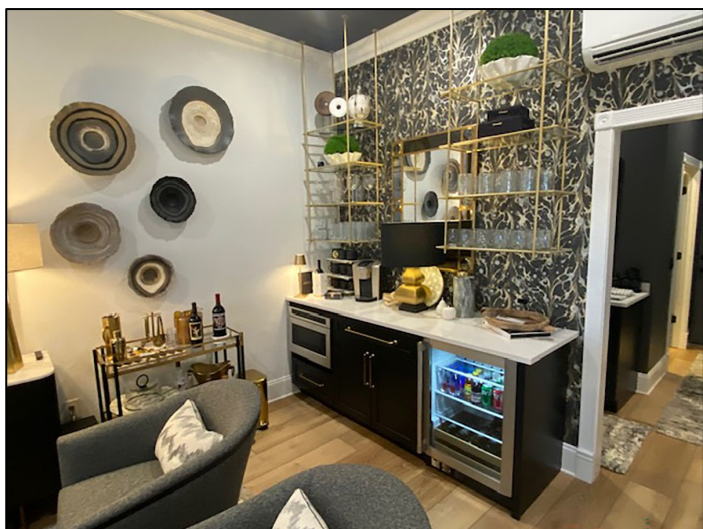
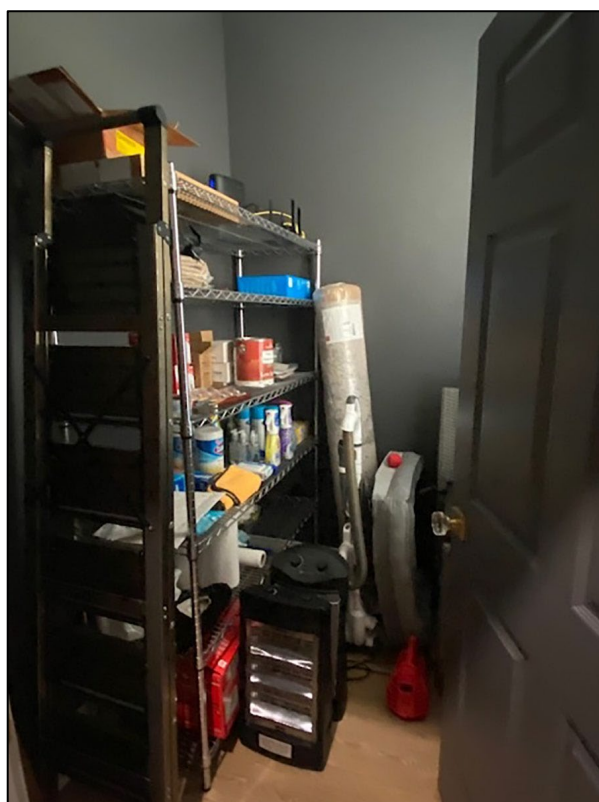
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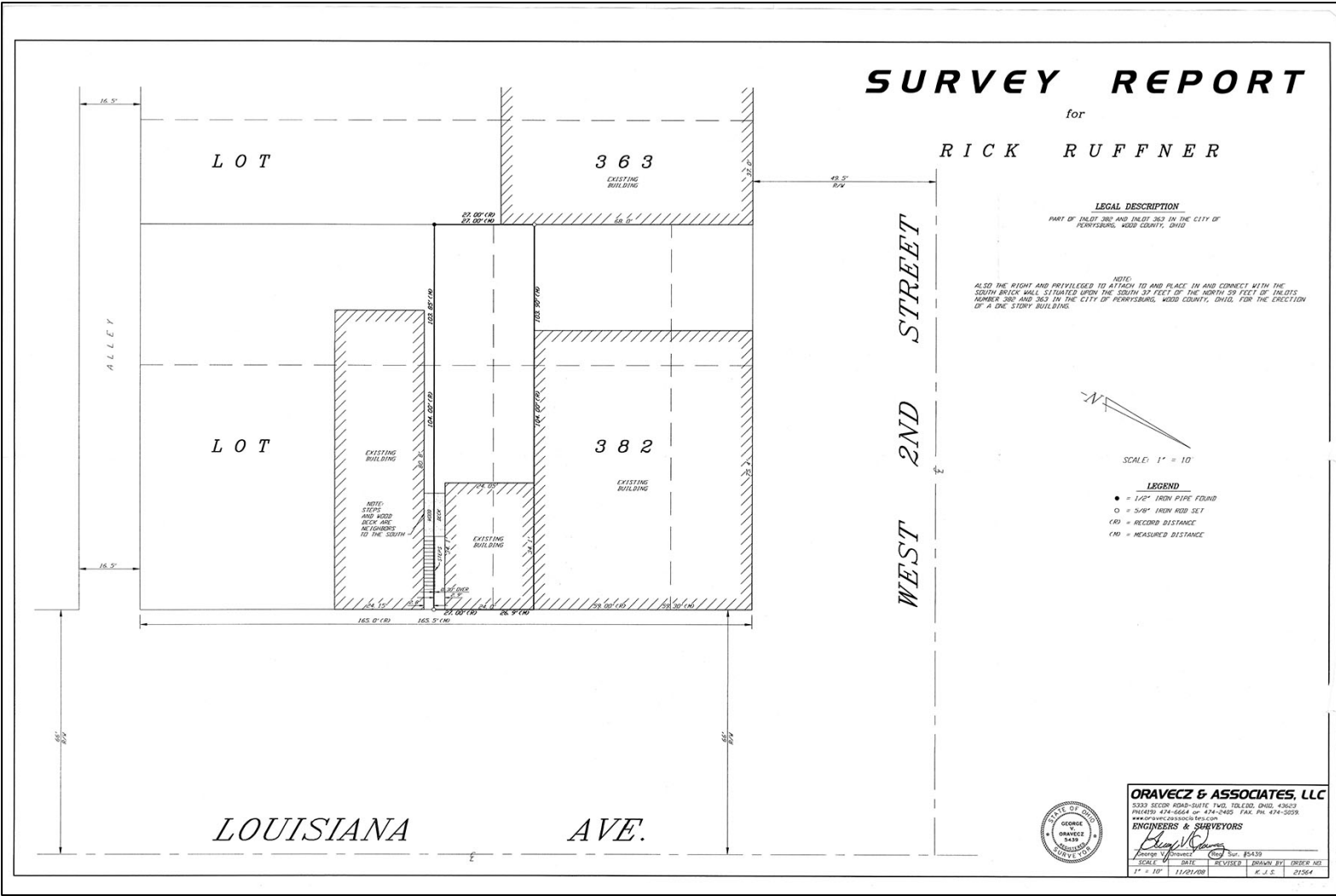


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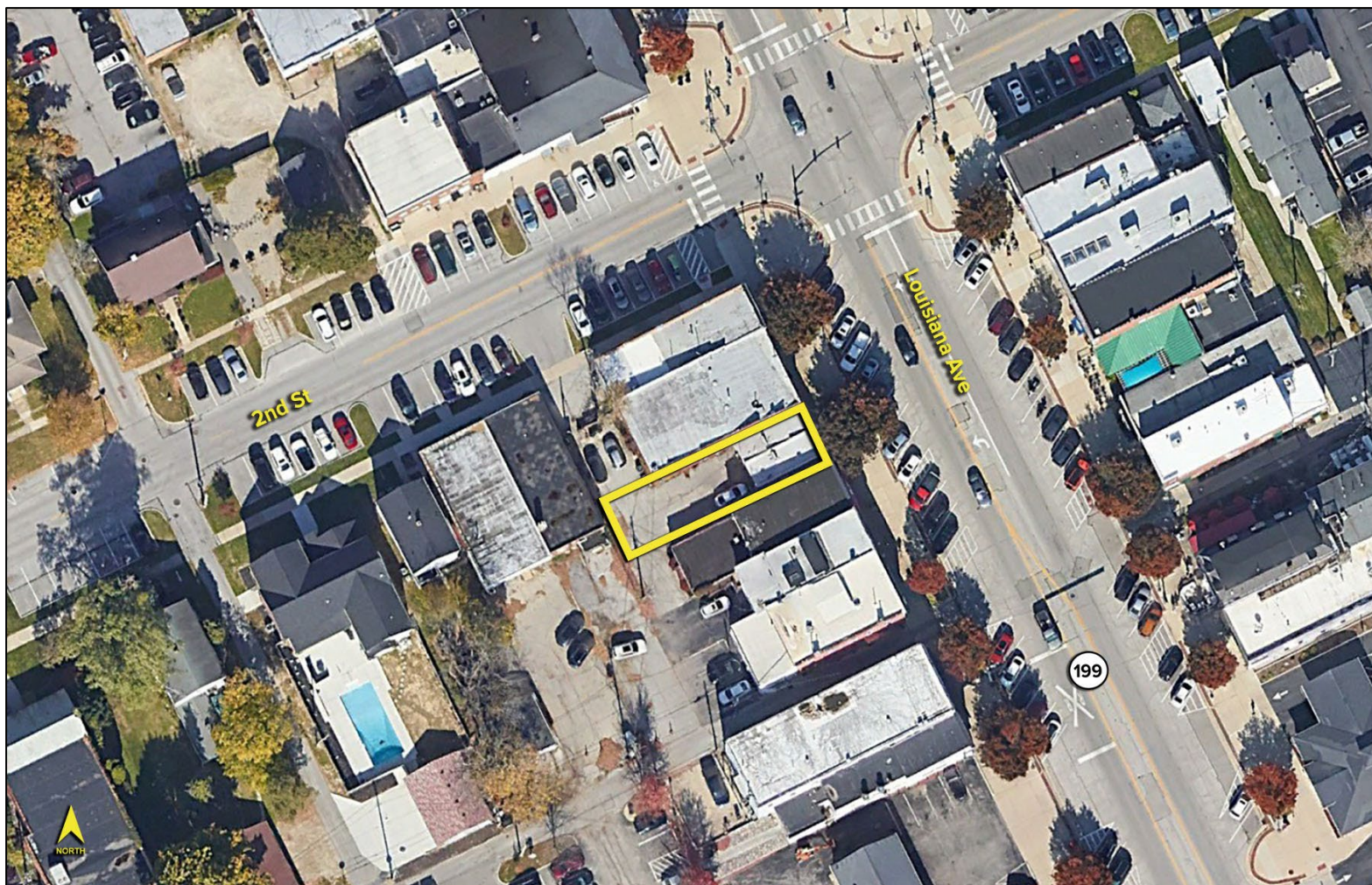
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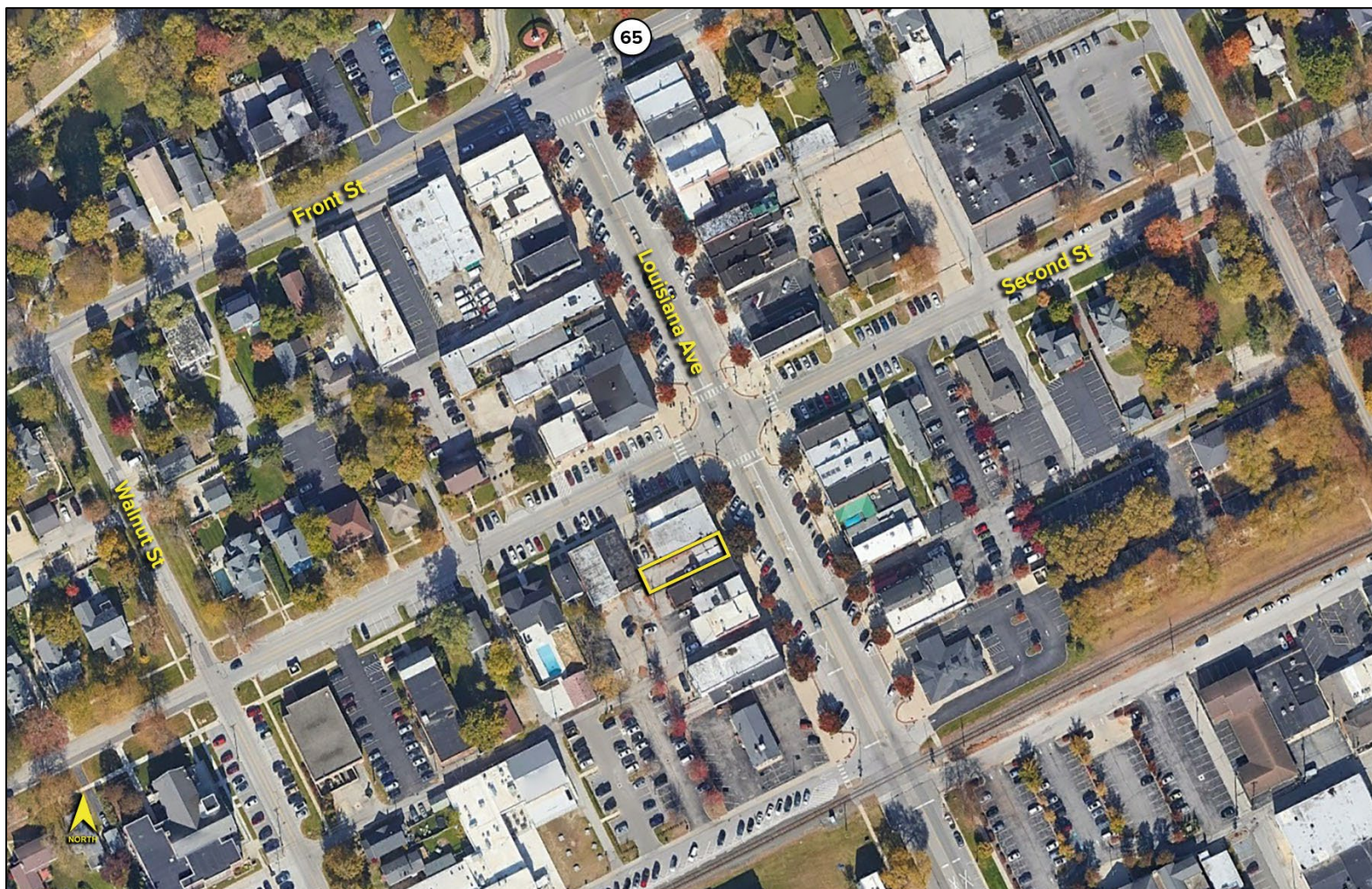
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