

6715 MAPLEWOOD AVENUE
SYLVANIA, OH 43560

OFFICE BUILDING FOR SALE
2,309 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

| | |
|-----------------------|------------------------------------|
| Sale Price: | \$500,000 |
| Building Size: | 2,309 SF |
| Number of Stories: | 2 |
| Year Constructed: | 1910 |
| Condition: | Great |
| Lot Dimensions: | 55' x 215' |
| Acreage: | 0.3076 |
| Closest Cross Street: | Main Street |
| County: | Lucas |
| Zoning: | Pro (Professional/Research/Office) |
| Parking: | Street |
| Curb Cuts: | 1 |
| Street: | 2 lane, 2 way |



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

6715 Maplewood Avenue, Sylvania, OH 43560

Office Building For Sale

2,309
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

| | |
|--------------------|------------------|
| Exterior Walls: | Metal/vinyl |
| Structural System: | Frame |
| Roof: | Shingle |
| Floors: | Wood/concrete |
| Floor Coverings: | Varies per floor |
| Ceiling Height: | 8' |
| Basement: | Full |
| Heating: | Forced air |
| Air Conditioning: | Central |
| Power: | 120/208V |
| Restrooms: | 2 |
| Security System: | Yes |
| Signage: | Plaque |

BUILDING INFORMATION

| | |
|-----------------------|--|
| Current Occupant: | Law Office |
| Occupancy Date: | Upon sale |
| Showing Instructions: | 24-hour notice Call agent for appointment |

Comments:

- Generates \$36,000 a year in rental income.
- 1 of 8 blocks on south side of Maplewood not owned by the City of Sylvania.
- Sylvania City Parking Lot is located next door.
- Sylvania City Police Station, City Hall, and Court House are adjacent to property.
- Former 4-bedroom residence converted into general office building.



Rear paved parking lot

2026 REAL ESTATE TAXES

| | |
|---------------------|-------------------|
| Area: | Downtown Sylvania |
| Parcel Number: | 82-02007 |
| Assessor Number: | 45037067 |
| Total Annual Taxes: | \$4,646.90 |

For more information, please contact:

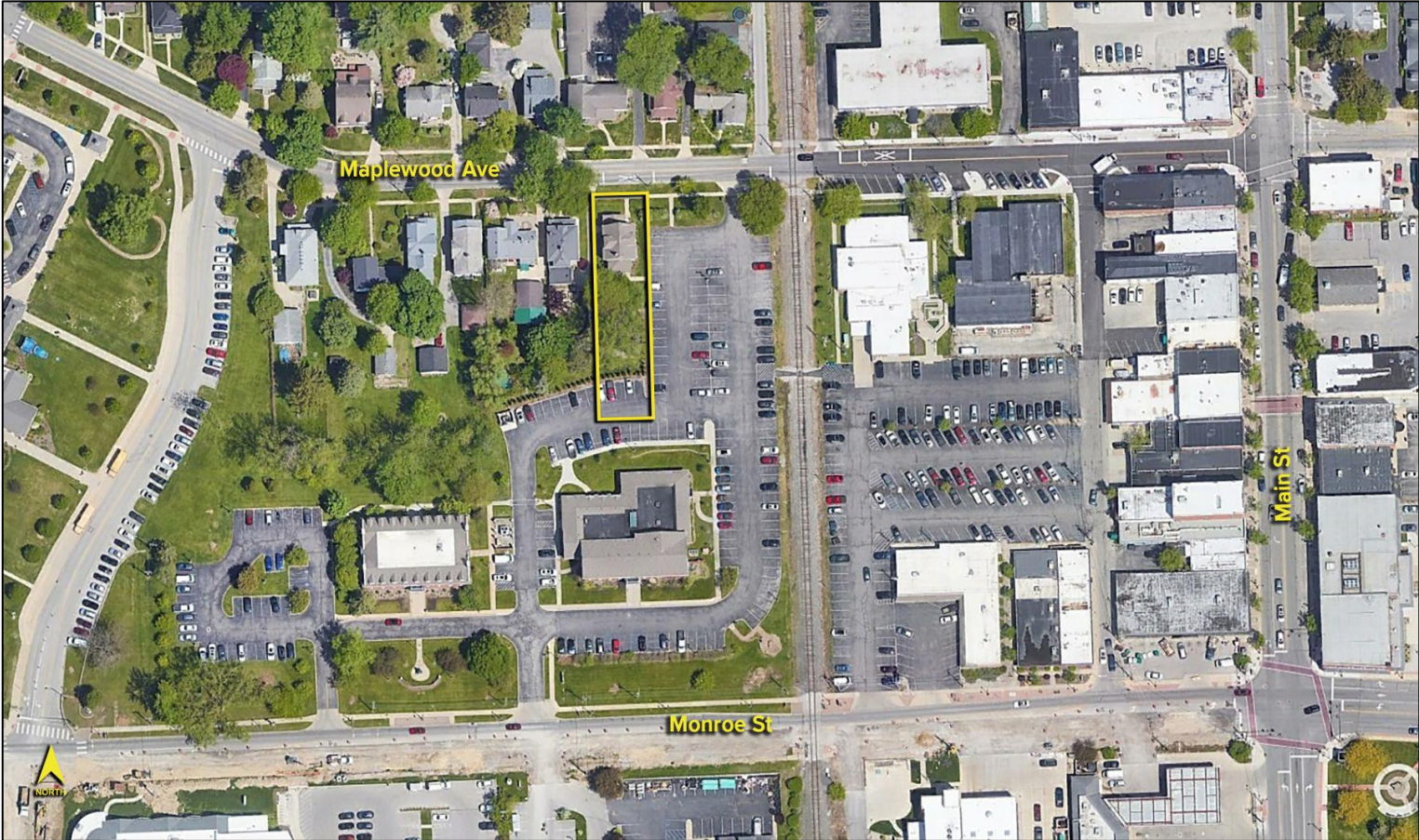
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DISTANCE TO HIGHWAY

0.89 miles US/23

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.