

28370 KENSINGTON LANE  
PERRYSBURG TWP, OH 43551

OFFICE FOR SALE  
3,103 Square Feet Available



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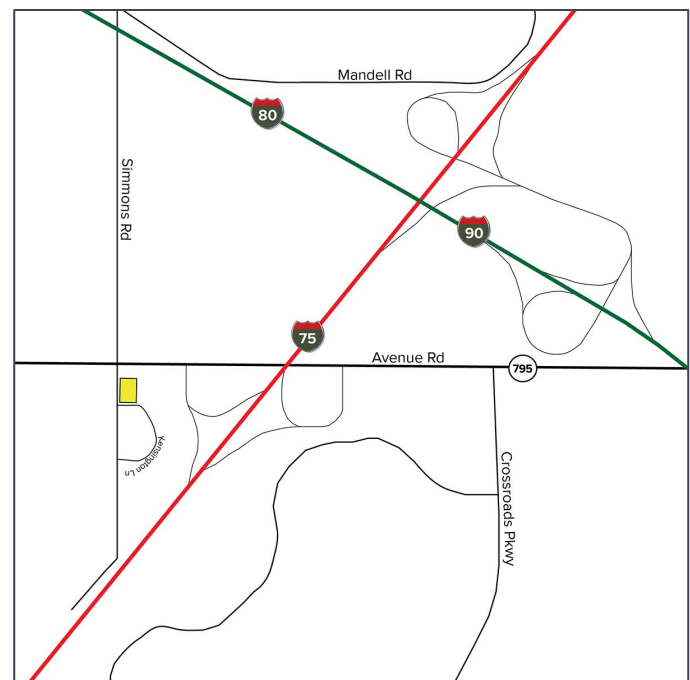
FULL-SERVICE COMMERCIAL REAL ESTATE

**PERRYSBURG TOWNSHIP OFFICE**



## GENERAL INFORMATION

Sale Price:	\$675,000
Space Available:	Unit B - 3,103 square feet
Number of Stories:	One with usable 1,651 sf partially finished basement. The stair enclosure to the basement produces a net area on the ground floor of 2,772 sf.
Year Constructed:	2011
Condition:	Excellent
Lot Dimensions:	Irregular
Acreage:	1.29 acres
Closest Cross Street:	Simmons Road
County:	Wood
Zoning:	PUD-MX
Parking:	69 spaces for entire building
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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**BUILDING SPECIFICATIONS**

Exterior Walls:	Brick veneer
Structural System:	Brick/wood/wood truss
Roof:	Pitched asphalt shingle
Floors:	Gyprete ply sub floor
Floor Coverings:	Carpet & hard surface
Ceiling Height:	8'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200a/120/208v/3-phase
Restrooms:	Two
Security System:	Yes
Sprinklers:	No
Signage:	Decorative stone monument

**BUILDING INFORMATION**

Current Occupant:	A – Perrysburg Eyecare Center, Inc. (5,901 sf) B - Medical Evaluators, LLC (3,103 sf) - <b>AVAILABLE</b>
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	Arrange through agents

**2026 REAL ESTATE TAXES**

Parcel:	P60-400-040207004202
Total Taxes:	\$13,278.74
Land value:	\$53,200
Improvement value:	\$409,000
Total value:	\$462,200

**Comments:**

- Strong demographics and continued commercial growth throughout the Perrysburg market.
- At the I-75 interchange. ¾ miles to I-80/90.
- Wooded lots, beautiful setting, professionally managed.
- Located at the prominent corner of Kensington, Simmons and St. Rt. 795.
- Well-maintained with attractive curb appeal.
- Move-in ready space, flexible layout for a variety of professional uses.
- Convenient access to I-75, I-475 and the Greater Toledo market.
- Located in Perrysburg Township where no income tax is currently levied.
- Total building square footage is 9,004 with a 4,412 square foot basement.

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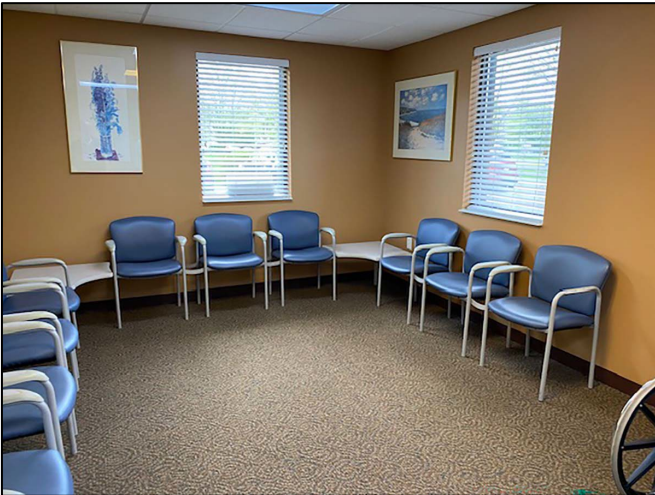
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Subject space - Southern elevation



Subject space - Southwest elevation



Waiting room



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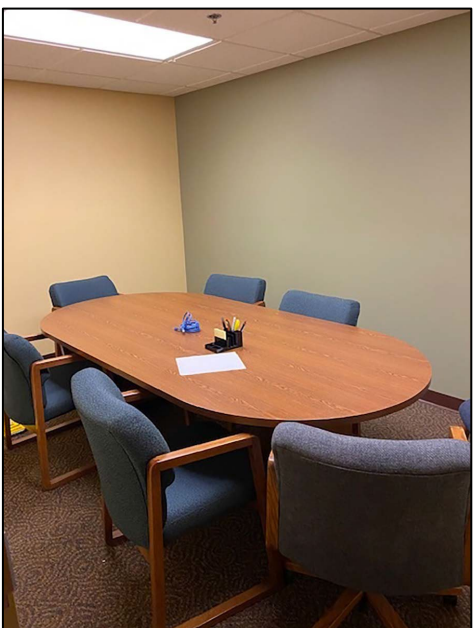
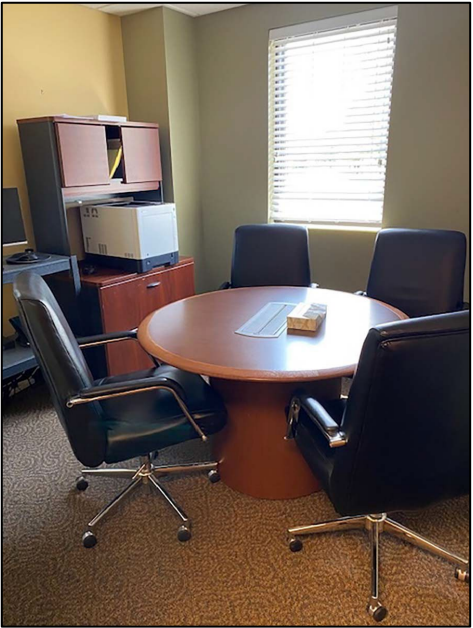
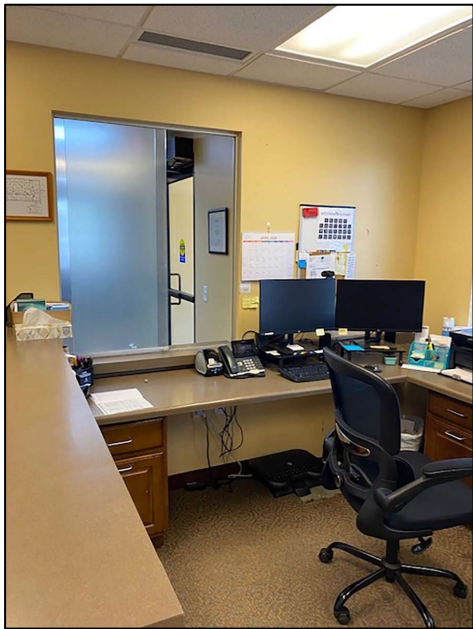
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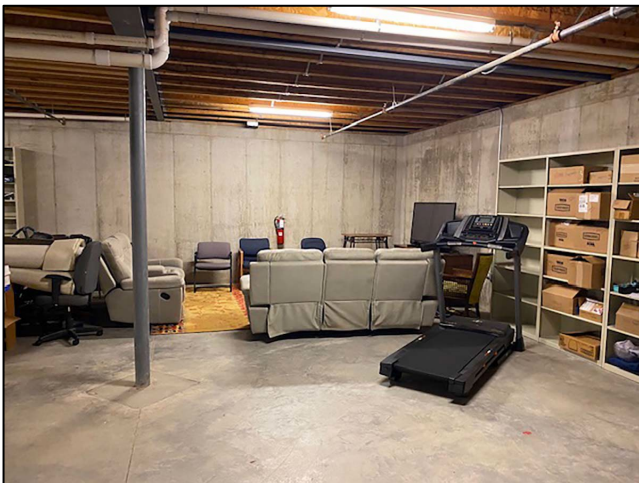
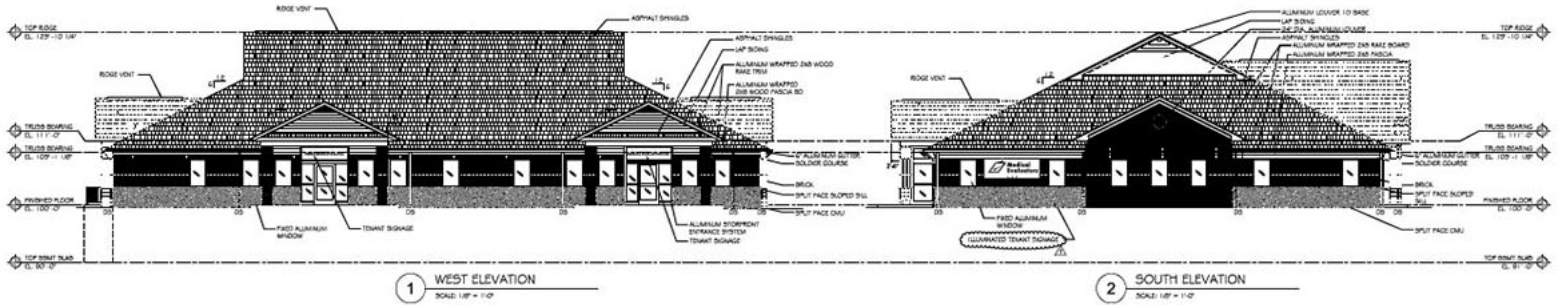
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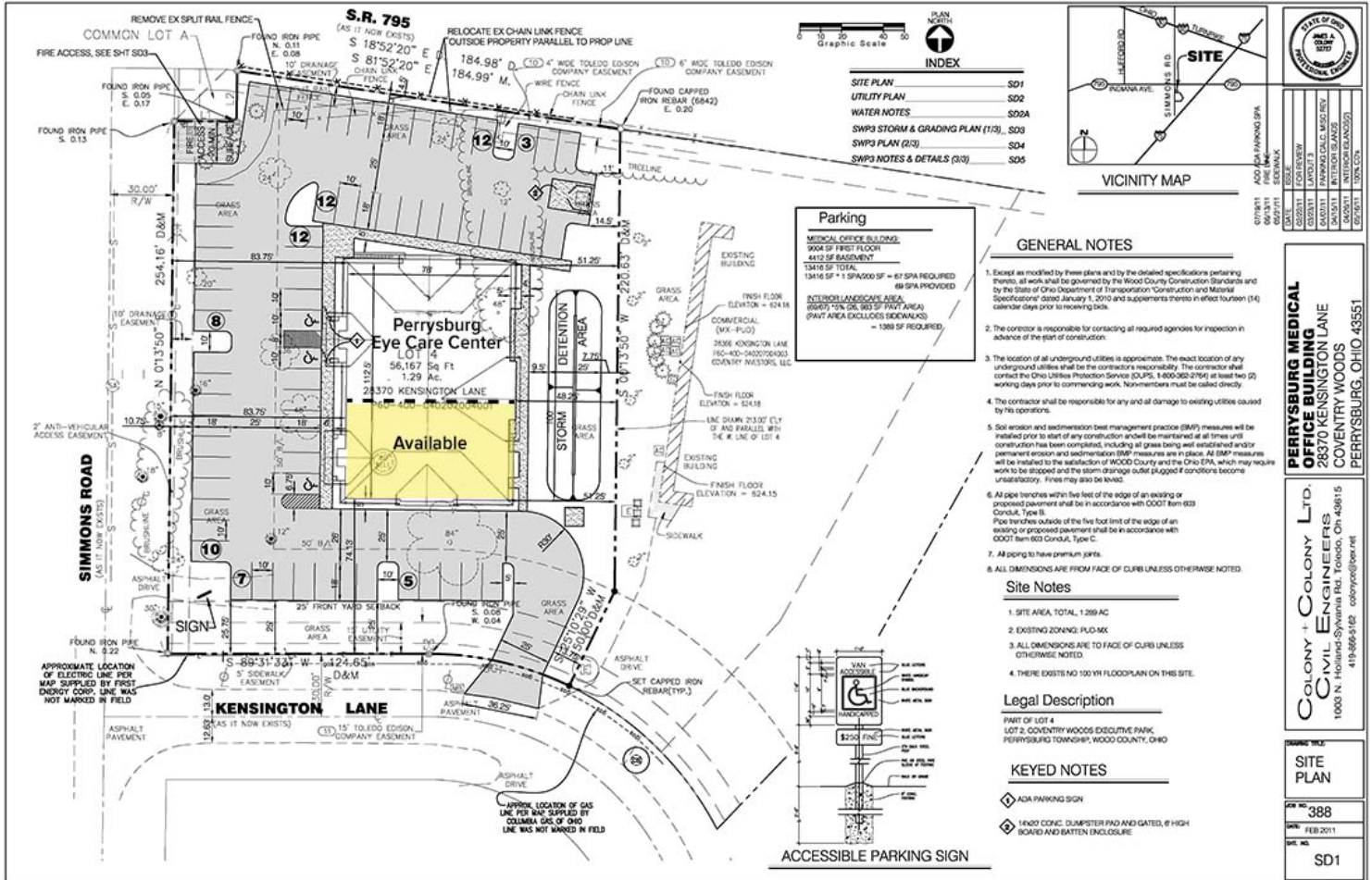
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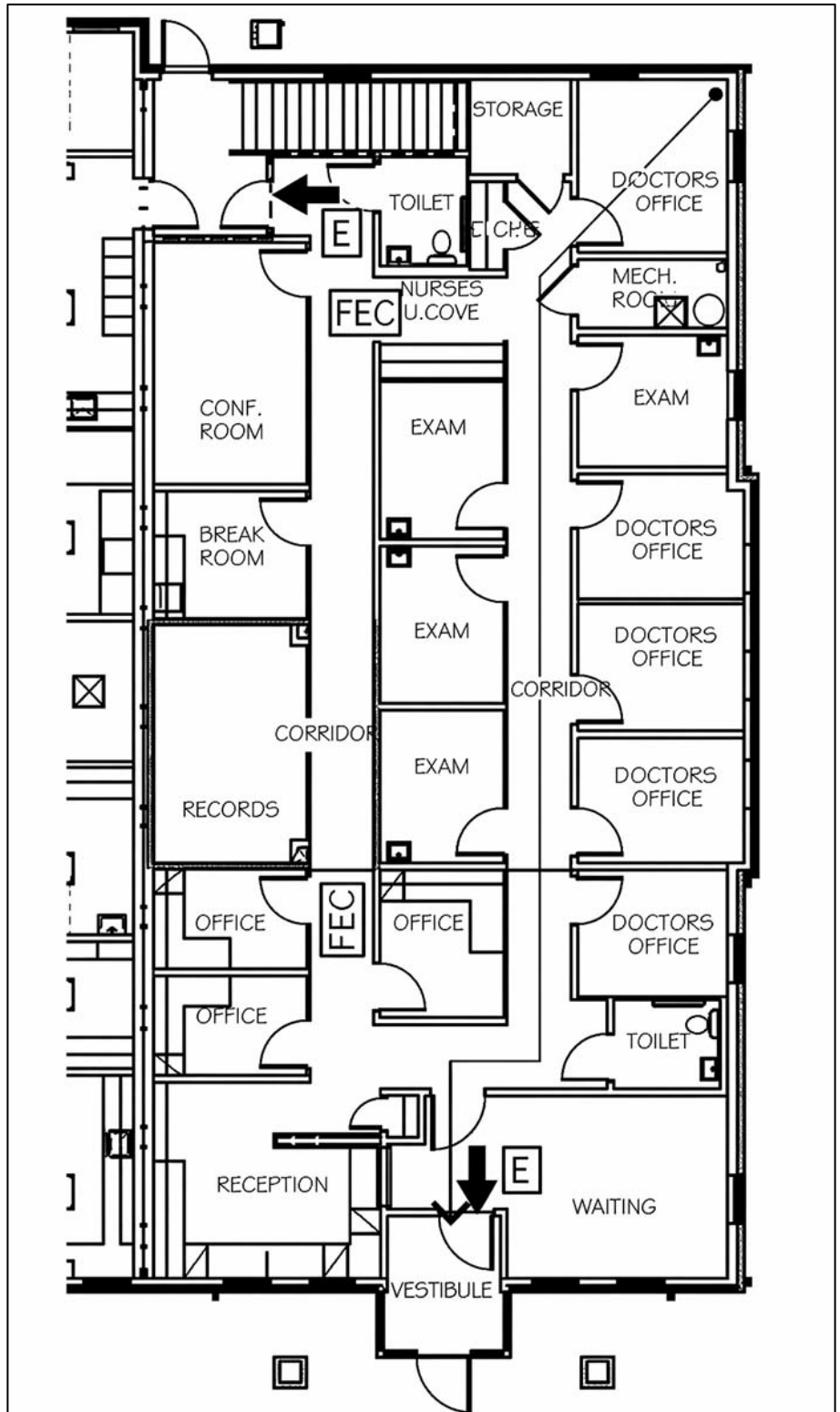
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**Office layout consists of:**

- Waiting room.
- 8 offices.
- 3 exam rooms with sinks.
- Nurses alcove.
- Records room.
- Conference room.
- 2 restrooms.
- Storage.
- Basement.

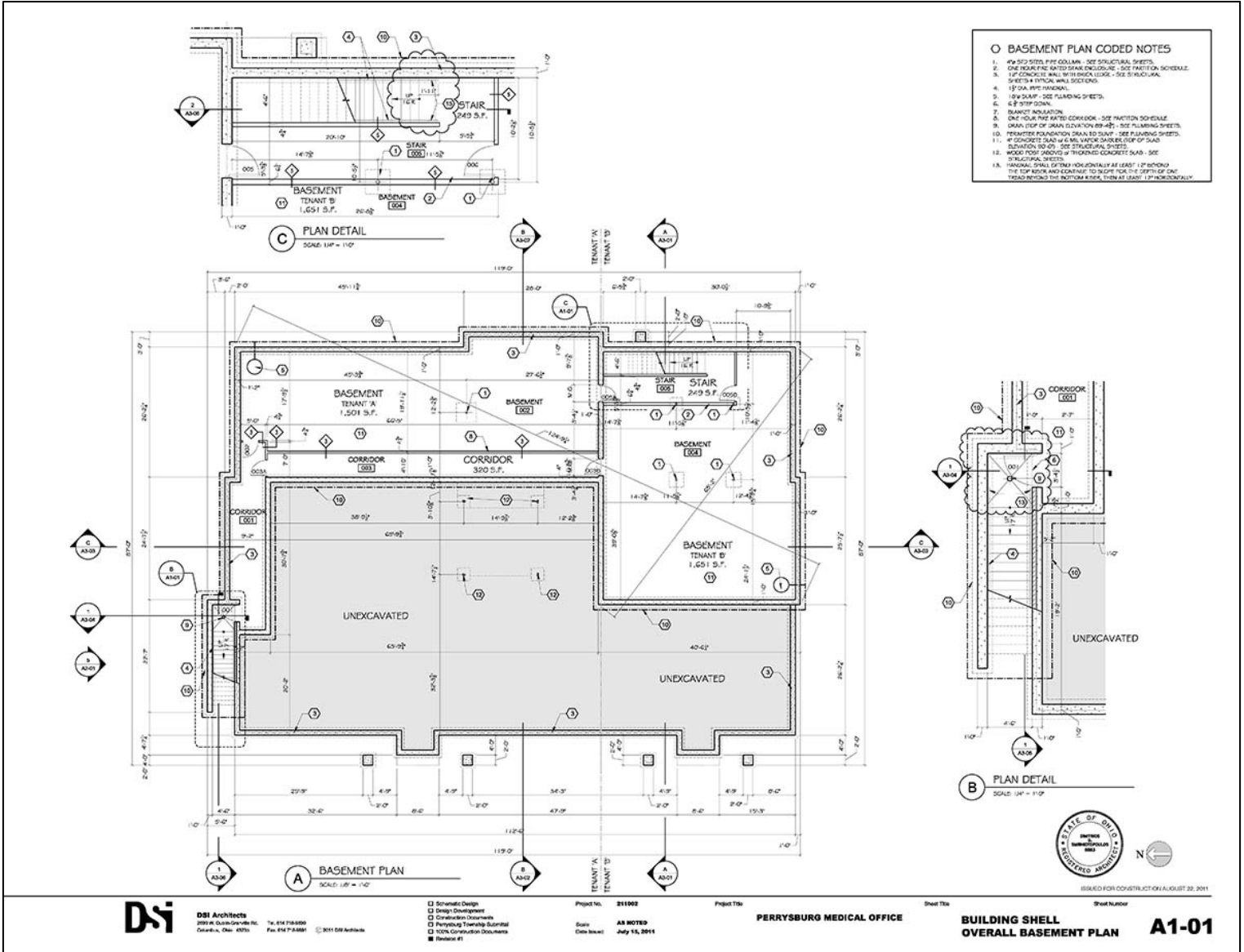


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**DEMOGRAPHICS**

	POPULATION	MED. HH INCOME
1 MILE	5,415	\$87,061
3 MILE	36,322	\$84,391
5 MILE	105,289	\$73,750

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