

534 COUNTYLINE STREET  
FOSTORIA, OH 44830

COMMERCIAL BUILDING FOR SALE  
10,810 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

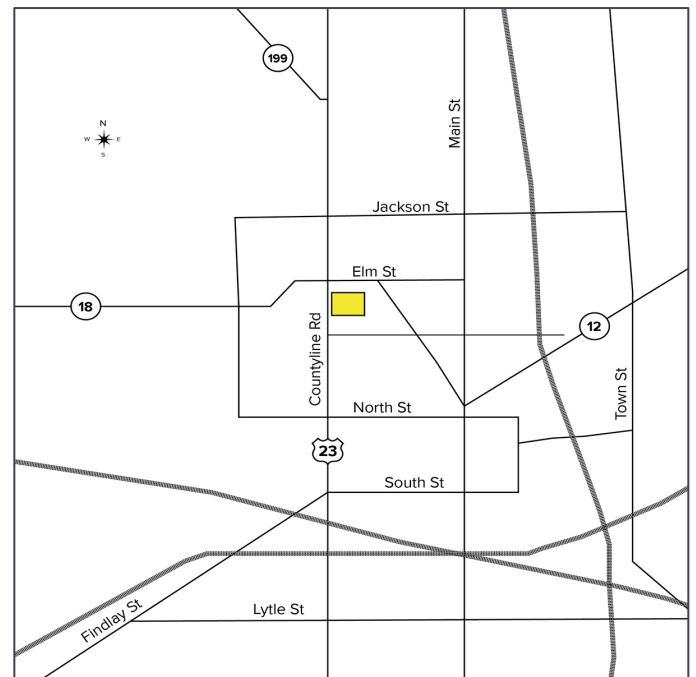
FULL-SERVICE COMMERCIAL REAL ESTATE

**FORMER ADVANCE AUTO**



## GENERAL INFORMATION

Price:	\$325,000
Building Size:	10,810 square feet
Number of Stories:	One
Year Constructed:	1964
Condition:	Good
Lot Dimensions:	190'x 236'
Acreage:	1.02 acres
Closest Cross Street:	Liberty Street
County:	Seneca
Zoning:	B-2 Commercial
Parking:	82 spaces
Curb Cuts:	Two
Street:	4 lane



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 466 6225  
rpmack@signatureassociates.com

**NICHOLAS COOPER**  
(419) 249 6321 or (419) 258 0775  
ncooper@signatureassociates.com

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

# 534 Countyline Street, Fostoria, OH 44830

## Commercial Building For Sale

10,810  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel joist
Roof:	Composition
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	12'
Basement:	Yes
Heating:	Updated Reznor gas unit heater in rear warehouse. Updated horizontal unit furnace
Air Conditioning:	Yes
Power:	600a/120/208v
Restrooms:	Two
Security System:	ADT
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia & pylon

### BUILDING INFORMATION

Current Occupant:	Former Advance Auto
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes

### 2026 REAL ESTATE TAXES

Parcel:	P51-01-083860-00-00
Total Taxes:	\$6,736.14
Land value:	\$58,370
Improvement value:	\$220,220
Total value:	\$278,590

### Comments:

- Width on interior is approximately 92'. Retail floor depth is approximately 94½'. Column spacing is approximately 30' x 32'.
- Previously had an intercom system.
- Janitor's sink.
- Directly across the street from a newer Casey's and O'Reilly Auto Parts.
- Former uses include: A&P Grocery store, Rite Aid, Advance Auto Parts.

For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 466 6225  
rpmack@signatureassociates.com

**NICHOLAS COOPER**  
(419) 249 6321 or (419) 258 0775  
ncooper@signatureassociates.com

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

# 534 Countyline Street, Fostoria, OH 44830

## Commercial Building For Sale

10,810  
Square Feet  
AVAILABLE



Front of building



Pylon sign



North elevation



South elevation



Truckwell

For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 466 6225  
rpmack@signatureassociates.com

**NICHOLAS COOPER**  
(419) 249 6321 or (419) 258 0775  
ncooper@signatureassociates.com

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

# 534 Countyline Street, Fostoria, OH 44830

## Commercial Building For Sale

10,810  
Square Feet  
AVAILABLE



Showroom



Showroom



Showroom



Showroom



Former pharmacy room



Restrooms and janitor's sink

For more information, please contact:

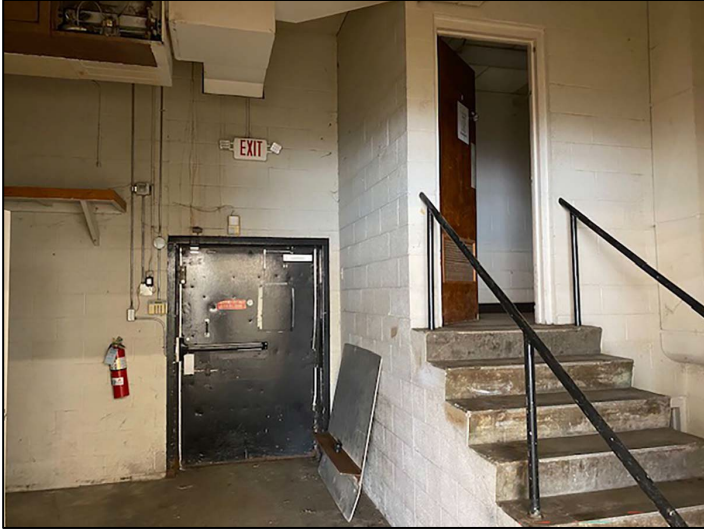
**ROBERT P. MACK, CCIM, SIOR**  
(419) 466 6225  
rpmack@signatureassociates.com

**NICHOLAS COOPER**  
(419) 249 6321 or (419) 258 0775  
ncooper@signatureassociates.com

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

534 Countyline Street, Fostoria, OH 44830  
Commercial Building For Sale

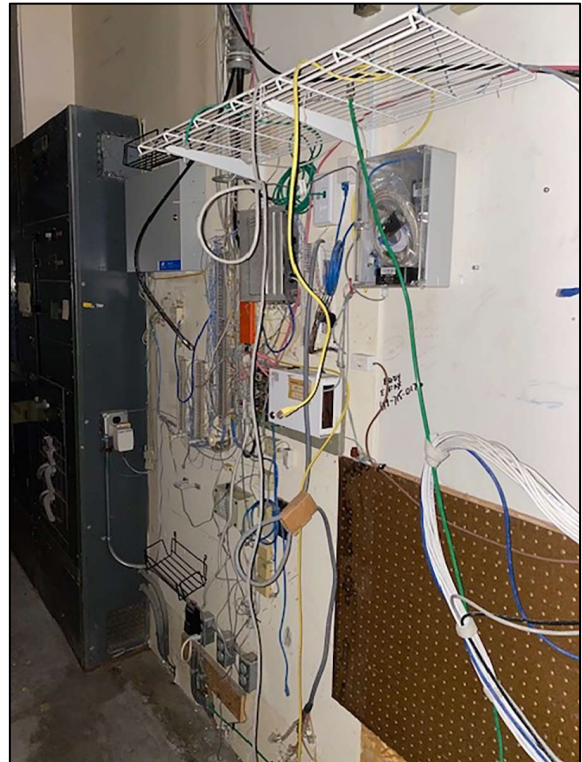
10,810  
Square Feet  
AVAILABLE



Upper level room



Steps to lower level



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 466 6225  
rpmack@signatureassociates.com

**NICHOLAS COOPER**  
(419) 249 6321 or (419) 258 0775  
ncooper@signatureassociates.com

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

# 534 Countyline Street, Fostoria, OH 44830

## Commercial Building For Sale

10,810  
Square Feet  
AVAILABLE



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 466 6225  
rpmack@signatureassociates.com

**NICHOLAS COOPER**  
(419) 249 6321 or (419) 258 0775  
ncooper@signatureassociates.com

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