

23 S. THIRD STREET
WATERVILLE, OH 43566

COMMERCIAL BUILDING FOR SALE
1,292 Square Feet Available



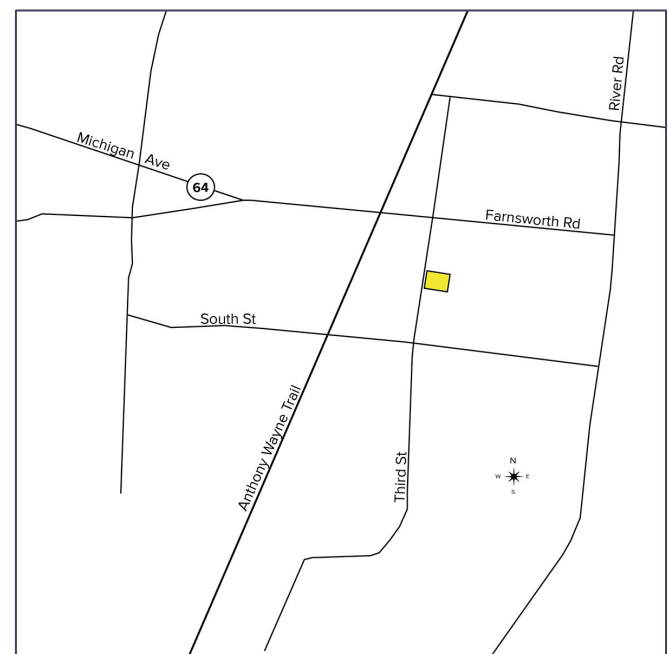
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

| | |
|-----------------------|---------------------------|
| Price: | \$187,000 |
| Building Size: | 1,292 square feet + loft* |
| Number of Stories: | One and one half |
| Year Constructed: | 1862 – updates in 2015 |
| Condition: | Unfinished |
| Lot Dimensions: | 44' x 66' |
| Acreage: | 0.124 acres |
| Closest Cross Street: | Farnsworth Road |
| County: | Lucas |
| Zoning: | C-2 |
| Parking: | Surface and street |
| Curb Cuts: | 1 – shared driveway |
| Street: | 2 lane, 2 way |



*per Lucas County Auditor

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

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

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BUILDING SPECIFICATIONS

| | |
|--------------------|--|
| Exterior Walls: | Vinyl – replaced in 2015 |
| Structural System: | Wood frame |
| Roof: | Pitched asphalt shingle – replaced in 2015 |
| Floors: | Wood subfloor |
| Floor Coverings: | None – unfinished |
| Ceiling Height: | 8'± – vaulted in loft |
| Basement: | Crawlspace |
| Heating: | Gas forced air |
| Air Conditioning: | Central - ground mounted |
| Power: | 100 amp |
| Restrooms: | One |
| Security System: | No |
| Overhead Doors: | No |
| Sprinklers: | No |
| Signage: | Per Waterville code |

BUILDING INFORMATION

| | |
|-------------------|---|
| Current Occupant: | Vacant |
| Occupancy Date: | Upon closing |
| Other Occupants: | None |
| Sign on Property: | Yes |
| Key Available: | Lockbox – contact Megan for access – 419.215.1008 |

2025 REAL ESTATE TAXES

| | |
|--------------------|------------|
| Parcels: | 96-11140 |
| Assessor Number: | 46011006 |
| Total Taxes: | \$3,037.47 |
| Land Value: | \$13,900 |
| Improvement Value: | \$133,100 |
| Total Value: | \$147,000 |

Comments:

- Small commercial building located in the heart of Downtown Waterville, just off old US-24 (Anthony Wayne Trail).
- Updated exterior.
- Interior is unfinished and ready for new finishes.
- The interior layout includes a front enclosed patio, two open rooms, kitchen area (unfinished), mechanical room, storage, first floor restroom and second story loft.
- Composite wood patio.
- Detached shed with power. Ideal workroom and storage area.
- Driveway is shared with adjacent property (13 S. Third Street).
- Sump pump replaced in 2024.

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Deck



Shed



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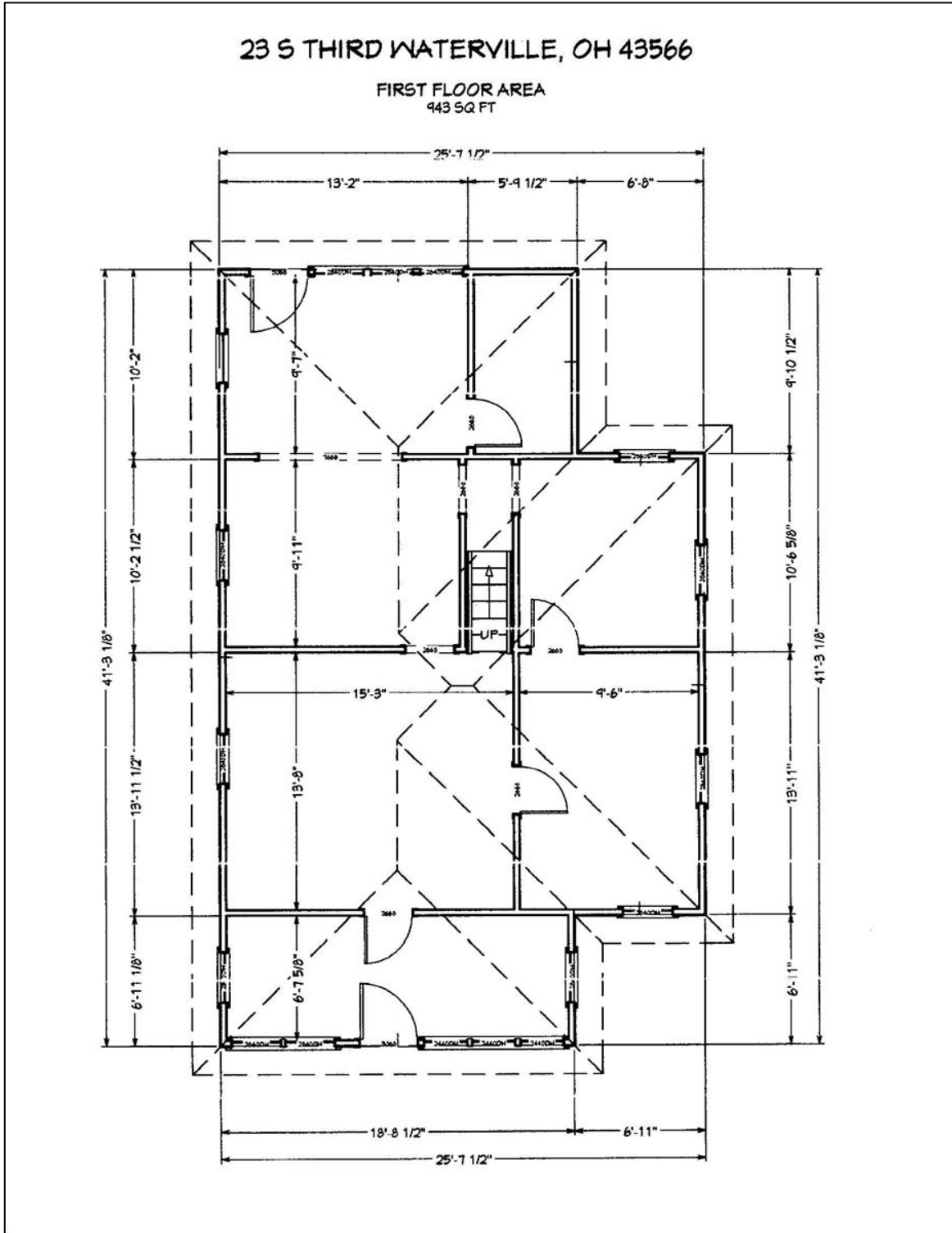
Loft



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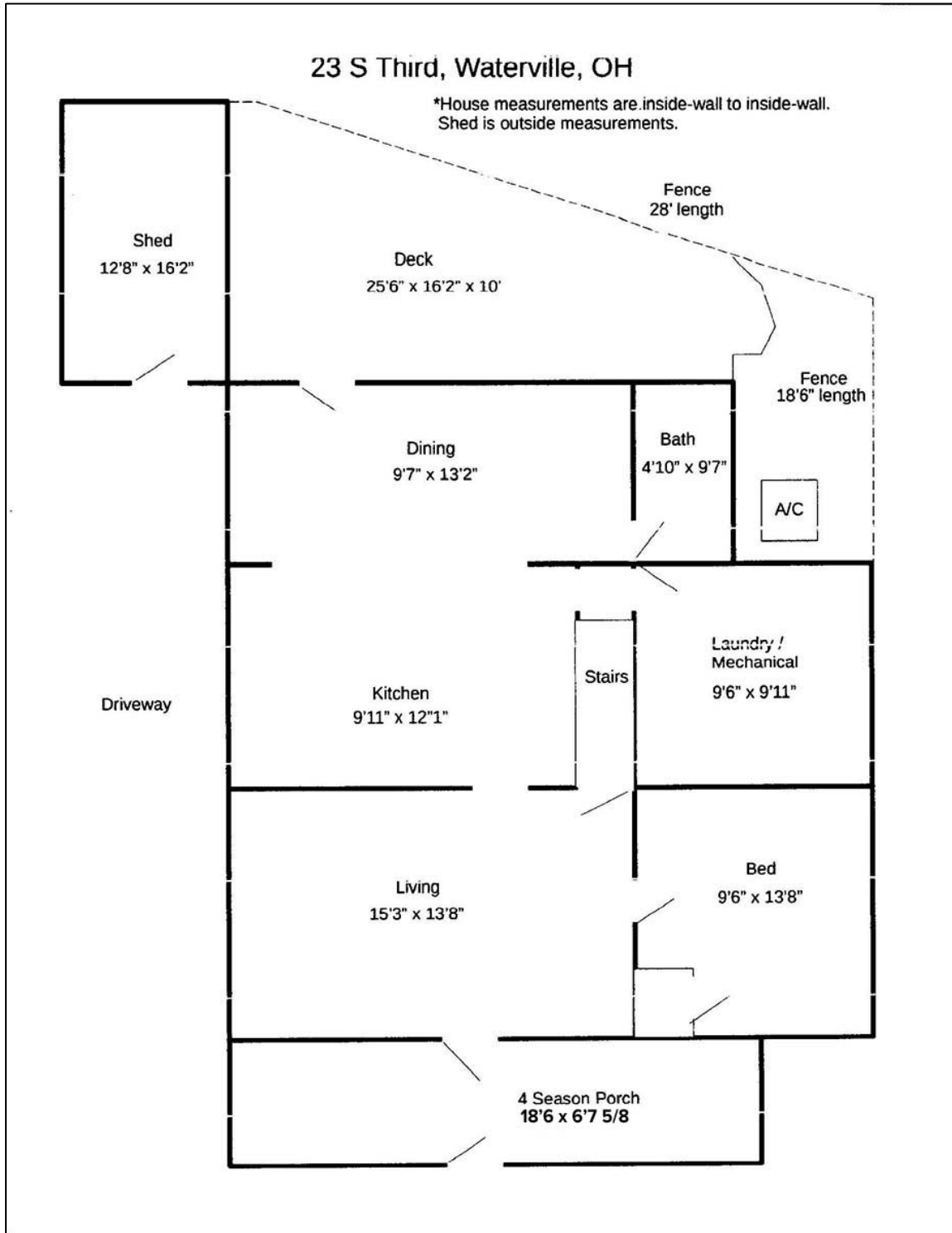
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