

134-136 MAIN STREET
SWANTON, OH 43558

OFFICE BUILDING FOR SALE
1,300 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

DOWNTOWN SWANTON OFFICE/COMMERCIAL



GENERAL INFORMATION

Price:	\$125,000
Building Size:	1,300 square feet
Number of Stories:	One
Year Constructed:	1955
Condition:	Very good
Acreage:	.10 acres
Closest Cross Street:	Church Street
County:	Fulton
Zoning:	B-2
Parking:	In rear – access from alley
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Vinyl siding/brick veneer façade
Structural System:	Block/brick
Roof:	Shingle/flat rubber – partially sealed/patched within the last year.
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	8'±
Basement:	No
Heating:	Gas forced air serves both suites
Air Conditioning:	Central – ground mounted unit
Power:	100 amp
Restrooms:	1 per side
Security System:	Per owner
Overhead Doors:	None
Sprinklers:	No
Signage:	Façade – illuminated roof-mounted cabinet sign

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Lockbox

UTILITIES

ELECTRIC	First Energy
GAS	Columbia Gas
WATER	Village of Swanton
SEWER	Village of Swanton

2026 REAL ESTATE TAXES

Parcel:	14-023856-01.000
Total Taxes:	\$948.82

Comments:

- Move-in ready Downtown building.
- Owner has refreshed the space with new carpeting, fresh paint, replaced some ceiling tiles, ceramic tile floor in restrooms and updated restroom fixtures.
- Suites are connected by a door in the center.
- Suite 136 has a mop sink and a water heater.
- One gas meter, two electric meters.
- Buckeye fiberoptic.
- Visit the Village of Swanton website for information on doing business in Swanton – <https://www.villageofswantonohio.com/>.

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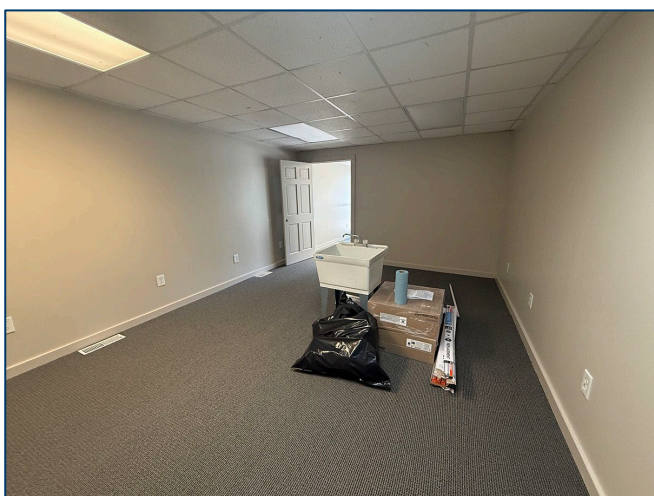
1,300
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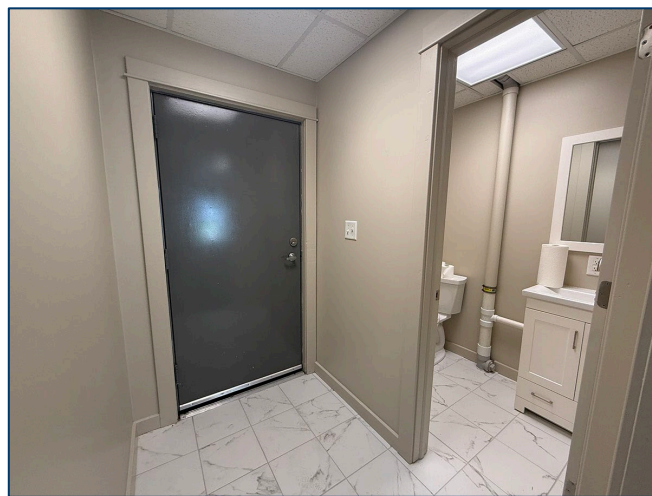
Suite 134 – front office



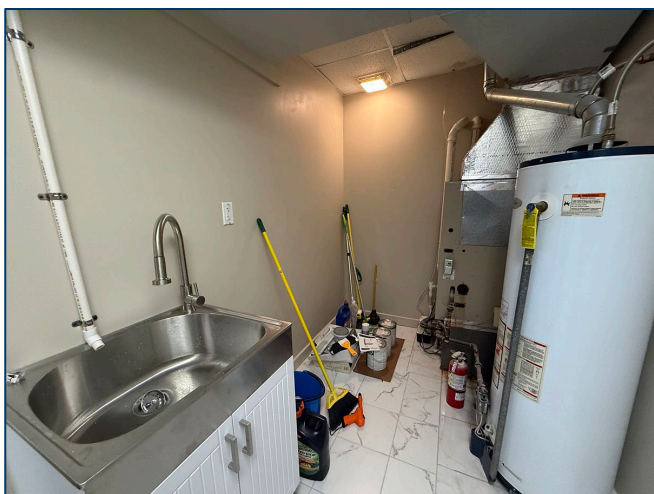
Suite 136 – front office



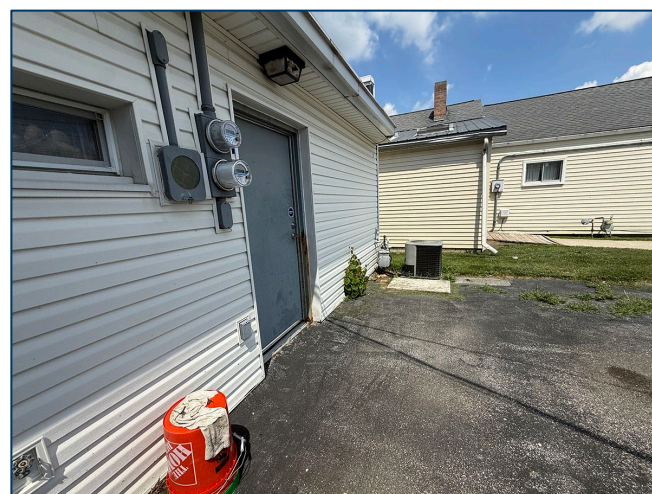
Suite 134 – open area



Suite 134 – restroom



Suite 136



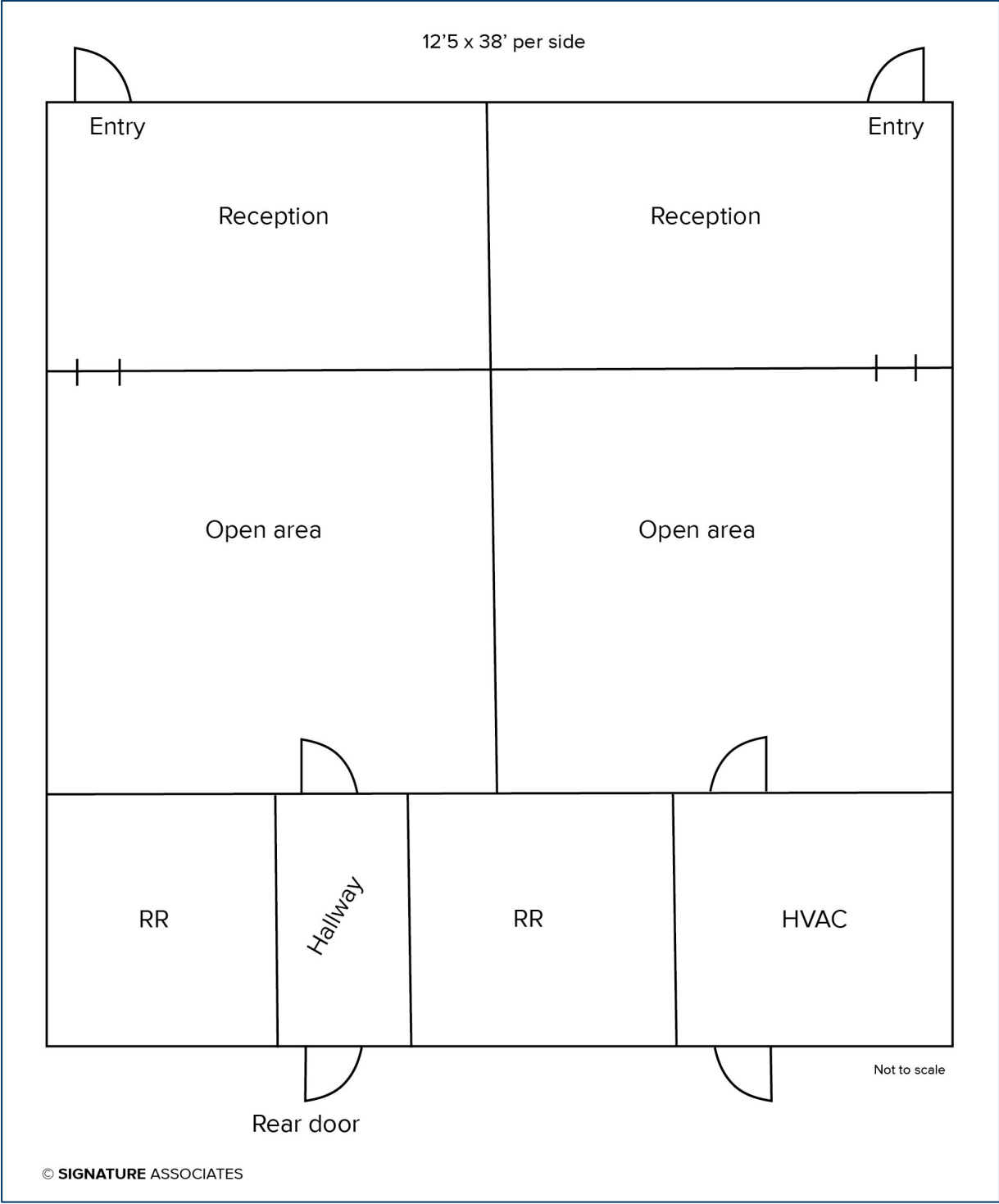
Rear entry

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,914	\$72,557
3 MILE	6,713	\$72,318
5 MILE	11,894	\$77,099

DISTANCES TO:

I-80/90	5.1 miles
SR-2/SR-20A	.63 miles

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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.