

214 MECHANIC STREET
WATERVILLE, OH 43566

COMMERCIAL BUILDING FOR LEASE
645 Square Feet Available



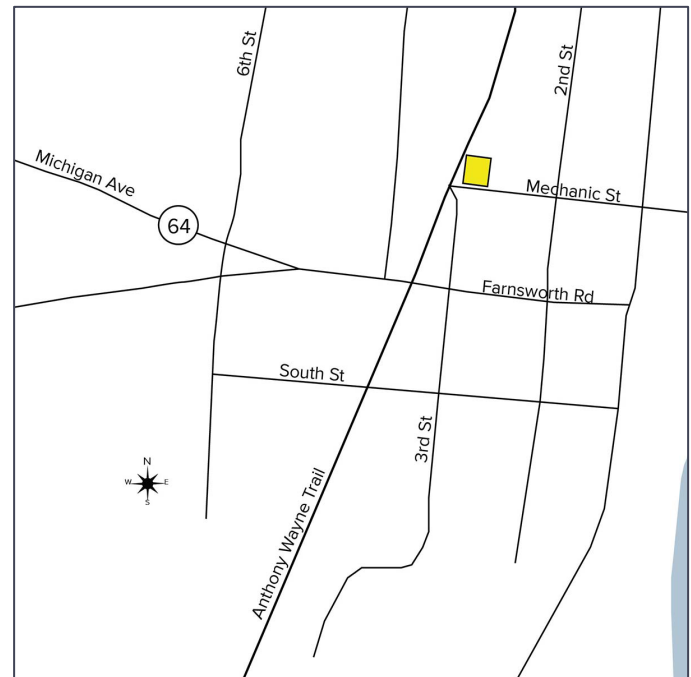
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$2,500/month NNN
Space Available:	645 square feet
Building Size:	645 square feet
Number of Stories:	One
Year Constructed:	1980
Condition:	Fair
Lot Dimensions:	131' x 113'
Acreage:	0.31 acres
Closest Cross Street:	Anthony Wayne Trail
County:	Lucas
Zoning:	M-1 Industrial
Parking:	Unstriped
Curb Cuts:	Three
Street:	2 lane, 2 way



For more information, please contact:

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

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

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

214 Mechanic Street, Waterville, OH 43566

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	None
Ceiling Height:	8'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200amp
Restrooms:	Men's/women's
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Pole

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Utilities, CAM, insurance, taxes. NNN charges are approx. \$600/month.

2025 REAL ESTATE TAXES

TD:	96
Parcels:	11034
Assessor Number:	46009008
Total Taxes:	\$1,795.24

Comments:

- Former Valero gas station.
- Potential reuse/redevelopment pending approval by the City of Waterville.
- Landlord removed the underground storage tanks in December 2022.

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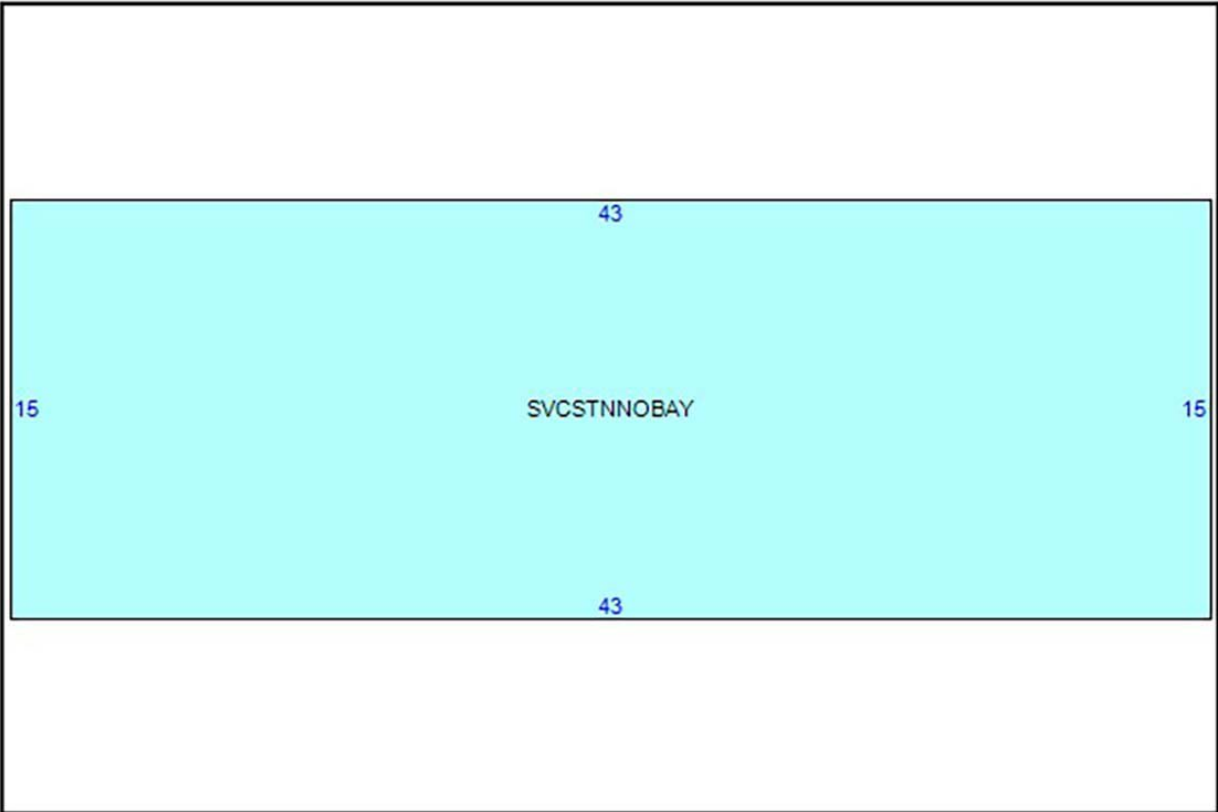
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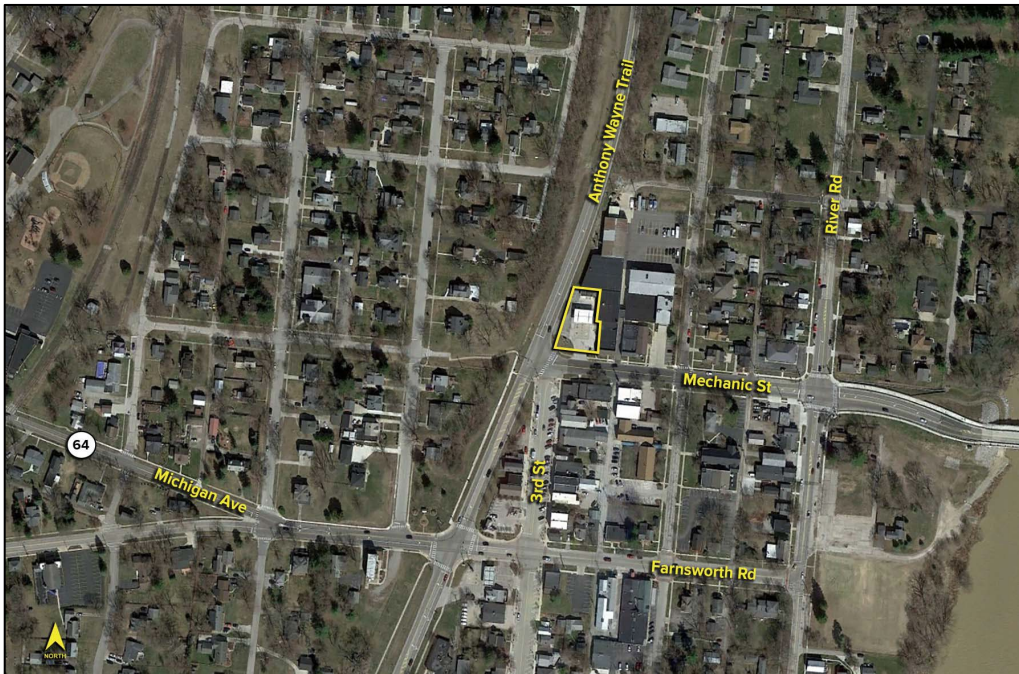
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,794	\$74,277
3 MILE	14,441	\$108,326
5 MILE	39,969	\$101,432

TRAFFIC COUNTS (TWO-WAY)

MECHANIC STREET	6,790 (2022)
ANTHONY WAYNE TRAIL	6,576 (2022)

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