

2319 S. DETROIT AVENUE  
MAUMEE, OH 43537

COMMERCIAL BUILDING FOR SALE  
3,200 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**MAUMEE COMMERCIAL**



## GENERAL INFORMATION

Price:	\$395,000
Building Size:	3,200 SF + basement
Number of Stories:	One
Year Constructed:	1972 – recently remodeled
Condition:	Very good
Lot Dimensions:	112' x 390'
Acreage:	0.5915 Ac
Closest Cross Street:	Scott Street
County:	Lucas
Zoning:	C-1 Neighborhood Commercial
Parking:	18 approx. & outdoor meeting space w/fire pit, brick pavers & storage shed.
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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### BUILDING SPECIFICATIONS

Exterior Walls:	Block & brick
Structural System:	Block
Roof:	Mansard roof, flat
Floors:	Wood & concrete
Floor Coverings:	LVP throughout 1 <sup>st</sup> floor. Epoxy in basement.
Ceiling Height:	Approx. 9'
Basement:	Yes – 1,500 SF – very clean & usable
Heating:	GFA rooftop – approx. 4 years old
Air Conditioning:	Central rooftop
Power:	200a/120/240 V
Restrooms:	Four total
Security System:	Yes – security cameras on all sides of the building.
Overhead Doors:	No
Sprinklers:	Yes – basement (wet system)
Signage:	Pole sign and building facade

### BUILDING INFORMATION

Current Occupant:	Spring Green Educational Foundation (Seller)
Occupancy Date:	Upon closing
Other Occupants:	No
Sign on Property:	No
Key Available:	Arrange access through listing agents.

### 2026 REAL ESTATE TAXES

TD:	36
Parcels:	20688
Assessor Number:	43-020-090
100 % Values:	
Land:	\$ 33,600
Building:	\$ 275,100
Total Value:	\$ 308,700
Total Taxes:	\$154.35*

\*Charity tax exemption in place.

### Comments:

- Meticulously maintained turnkey commercial building ideally situated .58 miles off US-24/Anthony Wayne Trail and 2.06 miles from Downtown Maumee.
- Completely remodeled in 2019. Renovations include flooring, painting, drop ceiling, roof, lighting, office(s), kitchen and restrooms, basement refresh (epoxy floors, lighting and paint throughout), parking lot and outdoor meeting space with fire pit, brick pavers and storage shed. Installed new footer tile around the building.
- Artistic exterior wall mural – painted by Dean Davis.
- Layout consists of large open meeting space, offices, conference room, kitchen, 4 restrooms and a functional basement used for additional meeting space (basement is fire suppressed).

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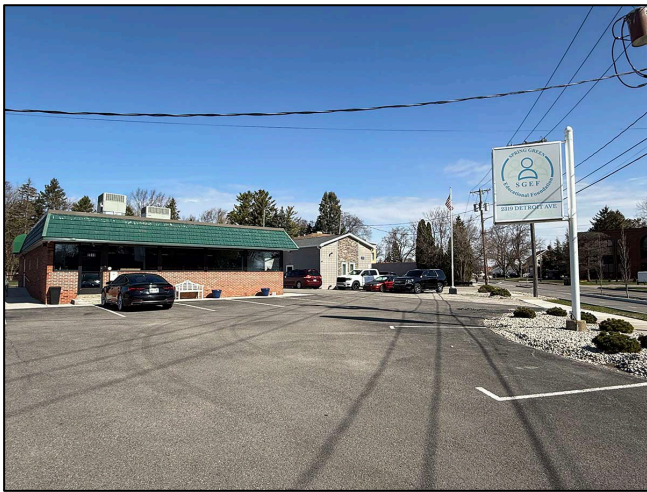
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Side entrance



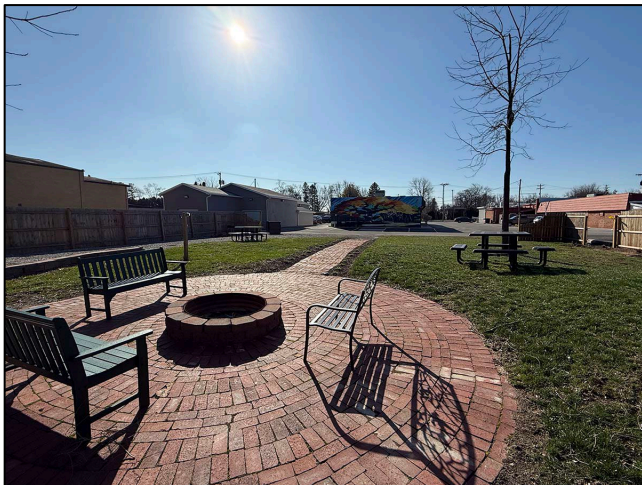
Artistic exterior wall mural



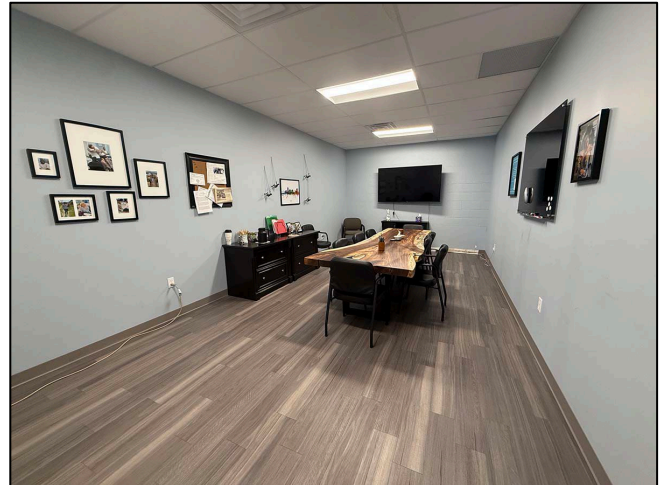
Detroit Avenue signage



Outdoor meeting space



Outdoor patio



Conference room

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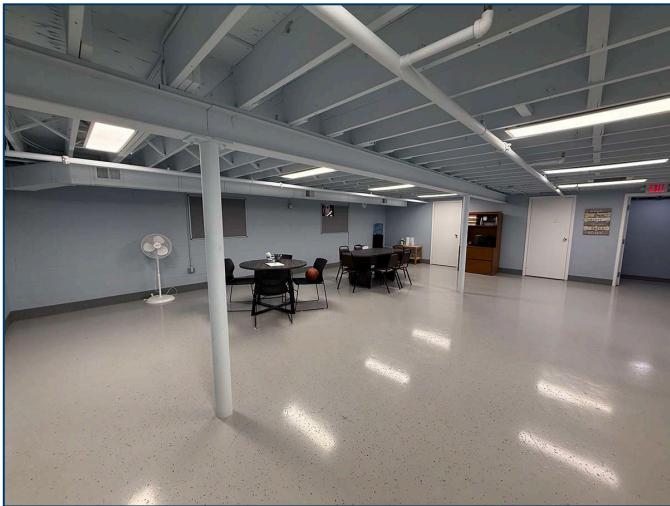
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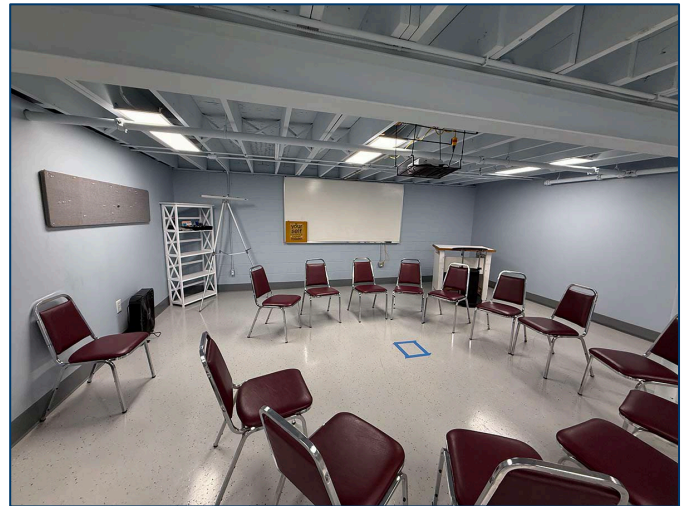
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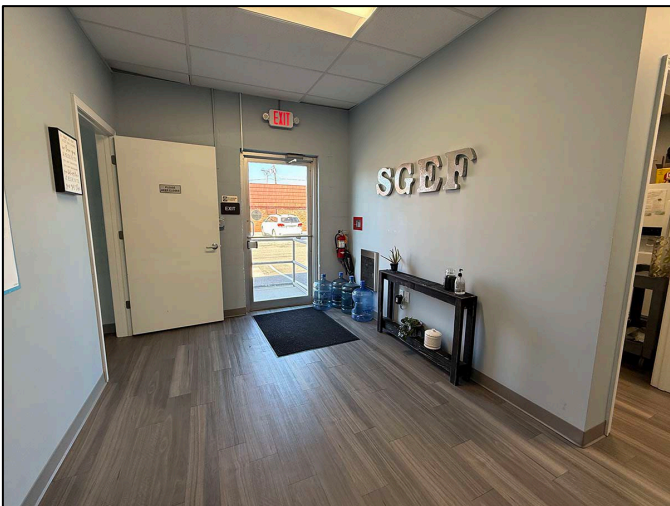
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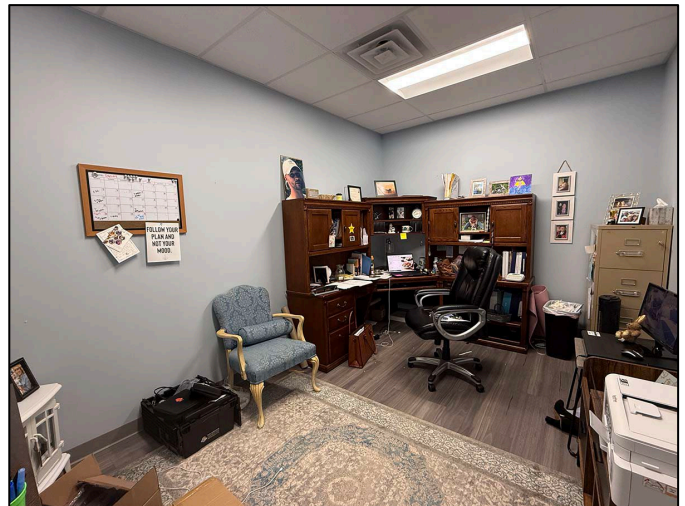
Basement



Basement



Side entrance



Office



Large open meeting space



Kitchen

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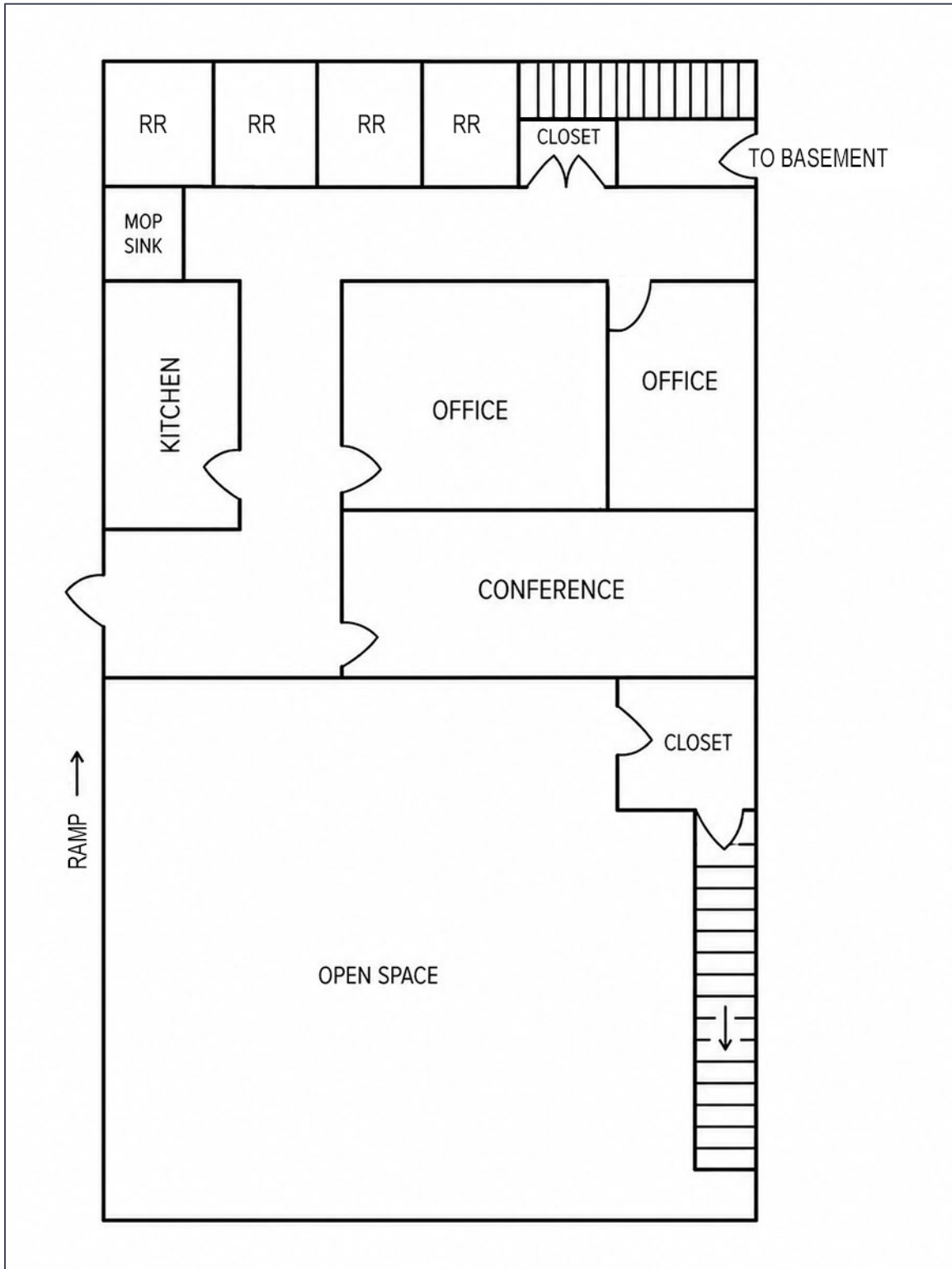
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### Main floor



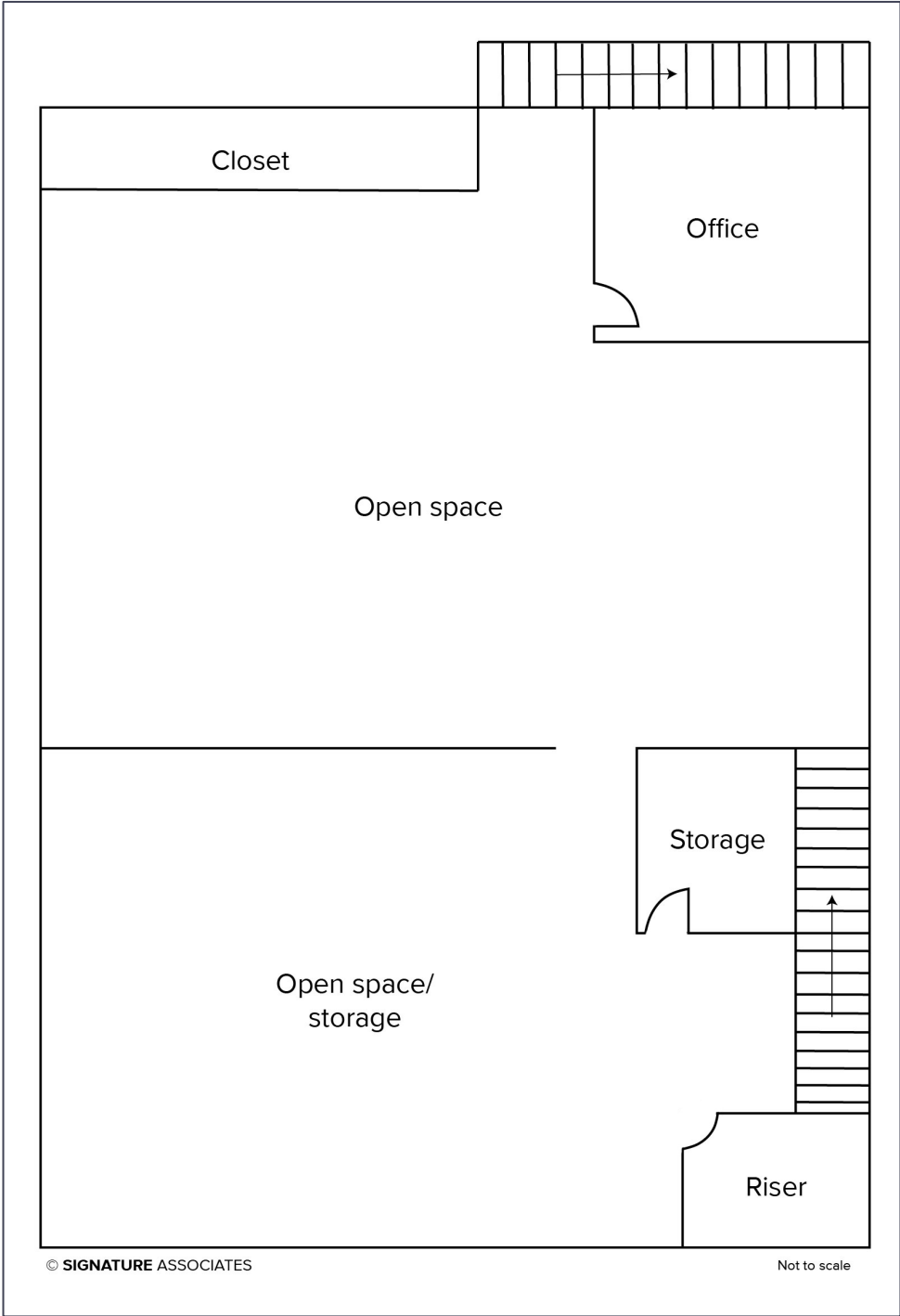
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Basement



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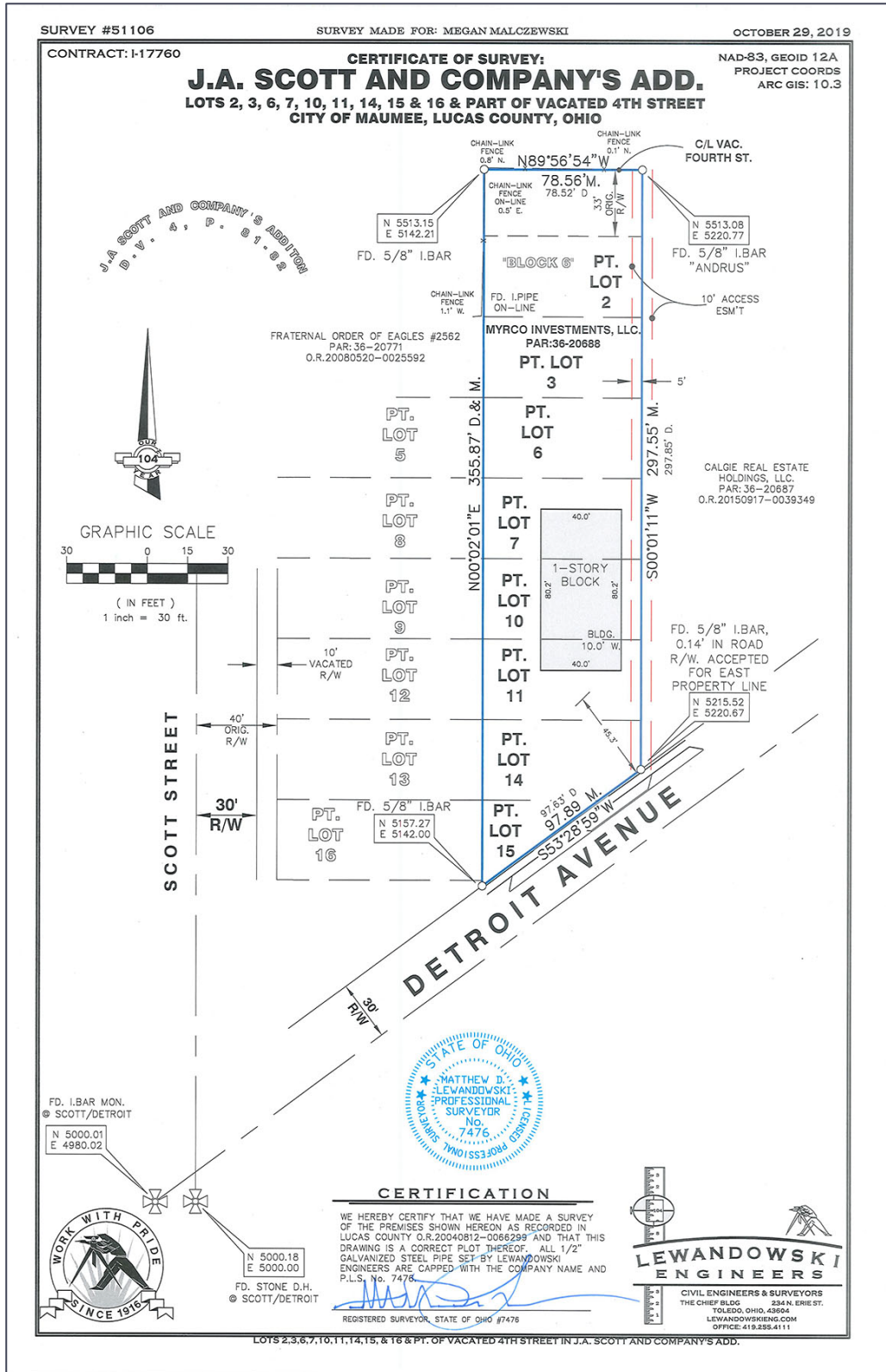
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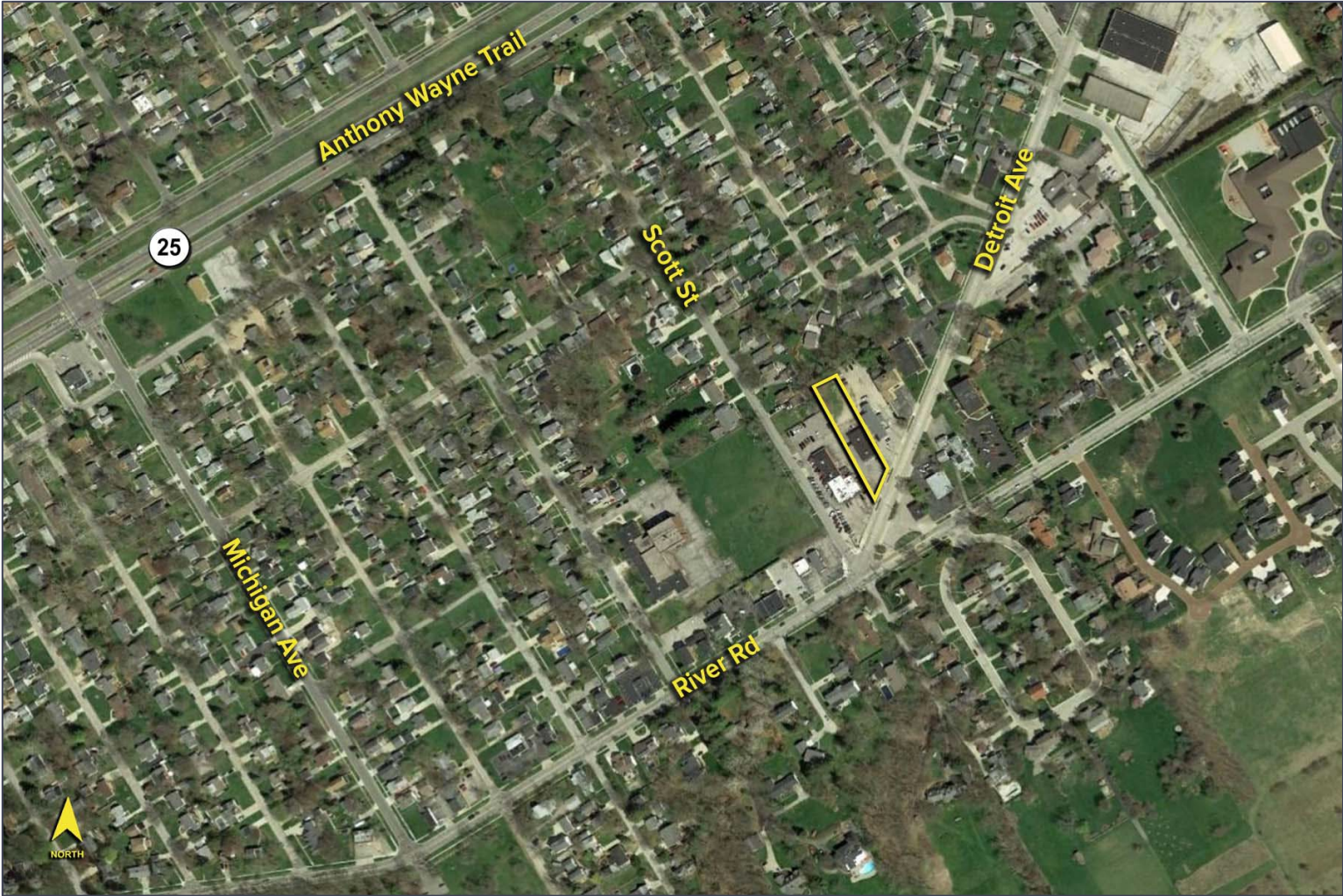
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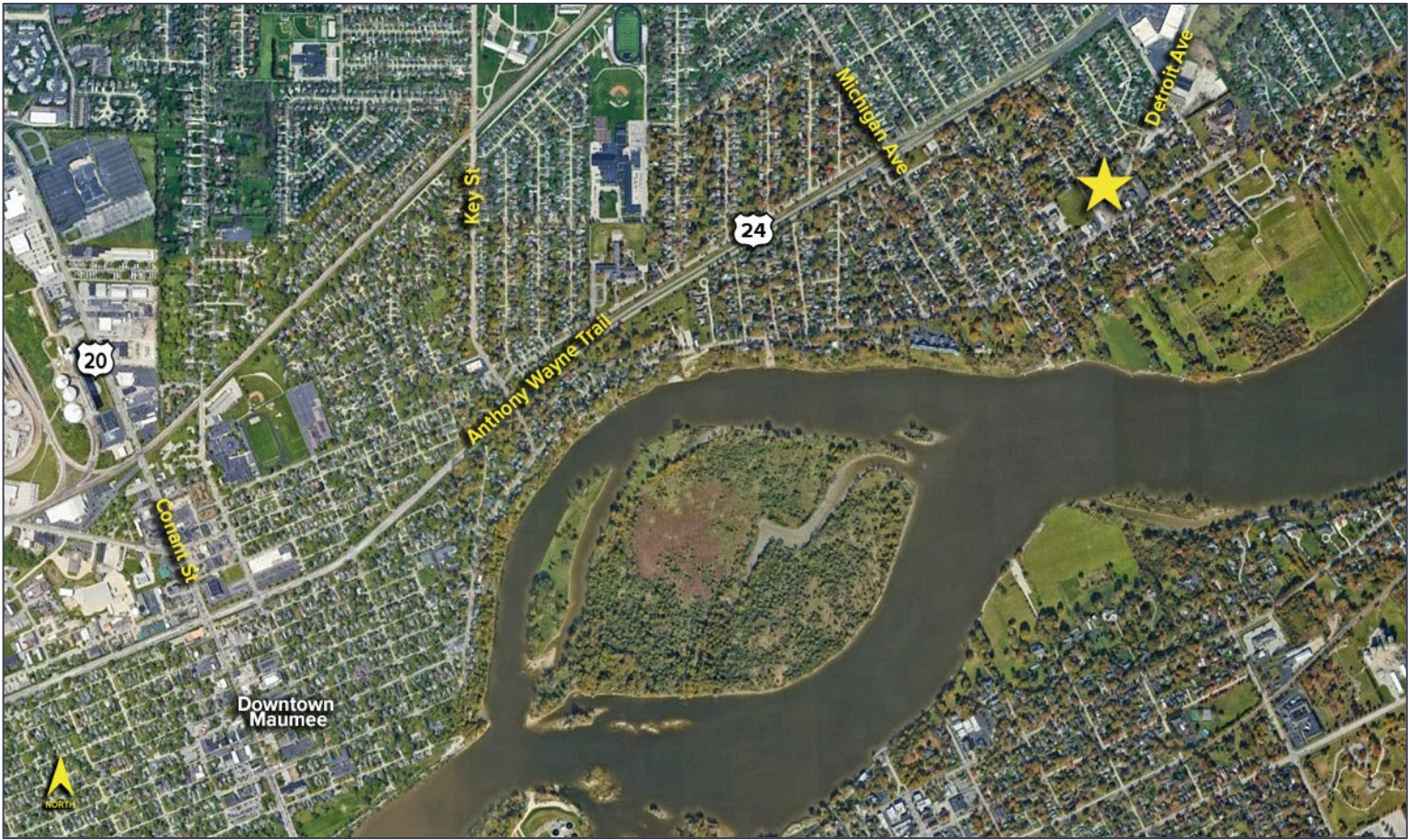
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