

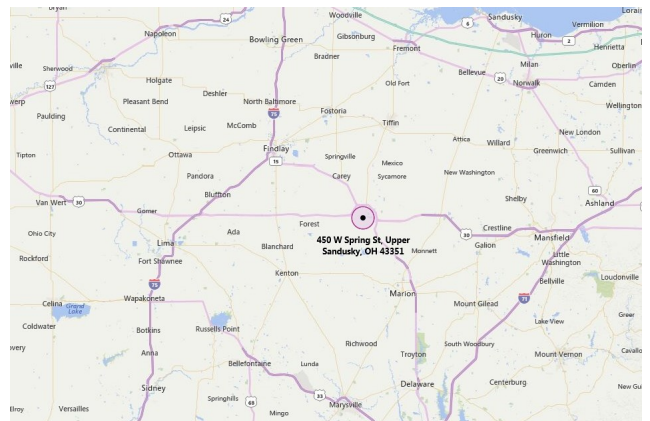
450 W. Spring St. Upper Sandusky, Ohio



Commercial Property For Sale or Lease

Property Description

- 40,308 ± Sq. ` Warehouse Space
- Two Inside Truck Docks
- Four Overhead Doors
- 17' ± Ceiling Height
- 400 Amp & 3 Phase Electric
- Concrete Floor



www.wmsohio.com

For More Information, please contact:

Paul Wagner

419-294-4366

paul@wmsohio.com

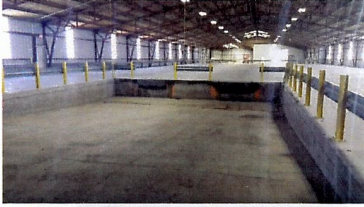
WMS Marketing Services

Ohio Real Estate Auctions



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 Please refer to Paragon Help for more information on setting up a class for custom views.

ALL FIELDS DETAIL



MLS #	130763	Overhead Drs (Grade Lev.)	Four or More
Class	COMMERCIAL /INDUSTRIAL	Sprinkler	No
Type	Commercial	Parking Spaces	51 - 80
Area	Wyandot Co	# of Docks	Two
Asking Price	\$5,000	Age	51-75 Years
Address	450 W Spring St.	Square Feet	25,001+
City	Upper Sandusky	County	Wyandot
State	OH		
Zip	43351		
Status	Active		
Sale/Rent	For Rent		
IDX Include	Y		



GENERAL

Agent	Paul J Wagner - Cell: 419-294-8067	Listing Office 1	Ohio Real Estate Auctions - Main: 419-294-4366
Comp - BA (\$/%)	Call	Year Built	1950
Lot Size	2.45	Lease Type	Triple
Electric Service	AEP	Listing Date	8/7/2015
Expiration Date	8/5/2016	Legal	S144 MCKELVYS ADD LOT33-34-35-36 & MORE
Parcel	6-560110.0000 & 6-560120.0000	Total SQFT	40308
Retail SQFT	0	Office SQFT	0
Warehouse SQFT	40308	Upper SQFT	0
Main SQFT	40308	Lower SQFT	0
Total Rooms	1	Rental Income	N/A
Sales Income	N/A	Other Income	N/A
Total Income	N/A	Insurance Expenses	N/A
Half Year Taxes	1443.88	Utilities Expenses	N/A
Other Expenses	N/A	Total Expenses	N/A
Net Income	N/A	Zoning	COMM
Flood	UNKNOWN	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Update Date	1/5/2016
Status Date	8/10/2015	HotSheet Date	8/10/2015
Price Date	8/10/2015	Input Date	8/10/2015 11:11 AM
Days On Market	151	Price/SFTot	\$0.12
Dual or Variable Rate Com	No	Picture	25

FEATURES

STYLE	Other	FOUNDATION	Pour	EXTRAS	Other	FIREPLACE	None
CONSTRUCTION	Steel Siding	BASEMENT	None	WATER	Public	POSSESSION	Immediate
ROOF	Metal	INSULATION	Unknown	SEWER	Public	SHOWING INSTRUCTIONS	Calling Listing Office

FINANCIAL

Associated Document Count	0	Original Price	\$5,000
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REMARKS

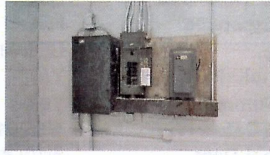
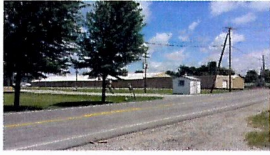
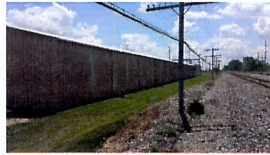
FRESHLY UPDATED SPACE WITH NEW LIGHTING, NEW DOORS AND IMMEDIATE POSSESSION AVAILABLE. \$5,000 PER MONTH TRIPLE NET LEASE. FULL YEAR REAL ESTATE TAXES ARE \$2,887.76. 40,308 +/- SQ. FT. AVAILABLE. TWO INSIDE DOCKS, 17' +/- CEILING HEIGHT, (4) OVERHEAD DOORS (2) 14'X14', (1) 14'X18', (1) 15'X14'. PARTIAL NEW ROOF IN 2012, 400 AMP & 3 PHASE ELEC. SERVICE AND FIRE PLUG ON PROPERTY. LEASE TERMS AND CONDITIONS NEGOTIABLE. PLEASE CONTACT PAUL WAGNER @ 419-294-4366 OR EMAIL PAUL@WMSOHIO.COM WITH ANY SPECIFIC QUESTIONS.

ADDITIONAL REMARKS

Additional Legal Description: S144 MCKELVYS ADD LOT25 THRU 32 & ALLEY

ADDITIONAL PICTURES

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