

AMERICAN HERITAGE REALTY, INC.

Open 6 Days a Week!
1201 Perrysburg Road
Fostoria, OH 44830

www.ahrealty.com



PAM SHUMAKER

CELL: 419-306-6477
HOME: 419-435-1524
E-
MAILP-



304 N. MAIN STREET



ASKING PRICE: \$180,000

CITY: FOSTORIA, OH

LISTER: PAM SHUMAKER

LOT SIZE: .30 ACRES

AGE: 1956

LEGAL DESC.: Lot 215-216 20FT N End

PARCEL #: P51030935160000

POSSESSION: SUBJECT TO TENANTS RIGHTS

TAXES: \$2462.17 PER HALF

SQUARE FEET: 6700

DOWNTOWN COMMERCIAL BUILDING FOR SALE!

7 TOTAL UNITS

- 3350 SQUARE FEET ON MAIN FLOOR
- 3350 SQUARE FEET ON UPPER FLOOR
- INCOME
 - CURRENT RENTS—\$2250/MO
 - OTHER POSSIBLE RENTS—\$2200/MO (AVAILABLE SPACE, BUT UNRENTED)
- EXPENSES
 - INSURANCE \$120/MO
 - UTILITIES \$1667/MO
 - OTHER \$931/MO
- ZONING B-3
- 2 STORY BRICK OFFICE BUILDING
- BLOCK FOUNDATION
- PARTIAL BASEMENT
- C/A & HOT WATER HEAT
- PUBLIC WATER & SEWER

THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.

419-435-6677 OR 888-677-SALE