



101 S. Main Street  
Fostoria, Ohio 44830



**PHONE: 419-435-9361**

<b>ADDRESS: 342 Perry St.</b>	<b>PRICE: \$1,250,000</b>
<b>LOT SIZE: 2.36 Acres</b>	<b>SQ. FT.: 33,846</b>
<b>TYPE: Commercial</b> <b>CONSTRUCTION: Block &amp; Split Face Bldg.</b>	
<b>UTILITIES: Gas, Electric &amp; water</b>	<b>TAXES: \$10,404.25 per half</b>
<b>LEGAL: FOUR PARCELS</b>	
<b>LISTER: Don Murphy</b>	<b>DM2269</b>

**REMARKS:**

EXCELLENT COMMERCIAL LOCATION IN A HIGHLY VISIBLE, HIGH TRAFFIC COUNT LOCATION.

WELL BUILT, WELL MAINTAINED 33,846 SQUARE FOOT COMMERCIAL LOCATION ON 2.36 ACRES WITH 122 SPACE PARKING LOT.

LARGELY OPEN SPAN WITH 13 FOOT CEILINGS AND THREE HVAC SYSTEMS, BUILDING COULD BE DIVIDED INTO DIFFERENT BUSINESSES/USES.

LEASE POSSIBILITY AT \$4 PER SQUARE FOOT, TRIPLE NET.

**THIS INFORMATION IS BELIEVED ACCURATE; BUT NOT GUARANTEED.**