



**455 WEST FOURTH STREET
FOSTORIA, OH 44830**

OFFICE BUILDING FOR SALE

Location:

Address: 455 West Fourth St.
City: Fostoria
County: Hancock
Zip Code: 44830
Zoned: B2 – General Business
Closest Intersection: So. County Line & Lytle St. (Rt. 12)

Sale Price: \$ 499,000.00

Presented by:

Hunt Sears	Zak Morris
Cell # (419) 250-2769	Cell # (419) 351-3922
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Property / Building Information:

Total Square Foot: 11,412 main level & 11,412 lower
Year Built: 1977
No. of Stories: 1
Street: 2 Way
Signage: Monument sign
Roof: Flat rubber
Exterior: Brick
HVAC: Gas Boilers, Central Air
Basement: Yes
Ceiling Ht: 8'
Restrooms: 5 Main Level – 2 Lower
Parcel #: 540000145400 & 470
Annual Taxes: \$ 11,249.38



The Site:

Acreage: 4.62 Acres
Parking Spaces: 46
Curb Cuts: 2

Comments:

Beautiful office building on a park like setting; Dramatic foyer entrance; Full kitchen; Outside entrance and large dumbwaiter to lower level; Lawn irrigation system on well; Four new boilers in 1999; 200 amp 480 volt 3phase power; Large training room in lower level; Former Headquarters of Norton Manufacturing; Priced to sell.

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy

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MAIN ENTRANCE



FOYER ENTRANCE



CONFERENCE ROOM



TRAINING ROOM



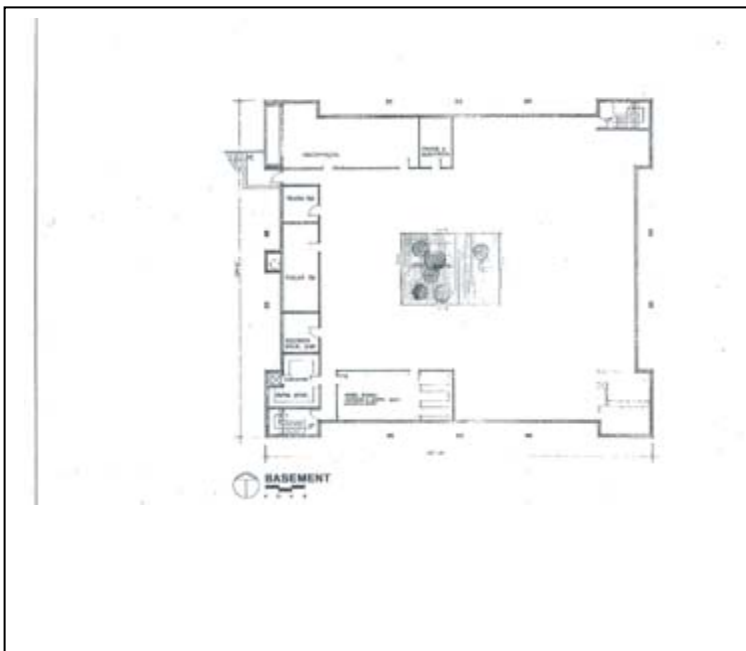
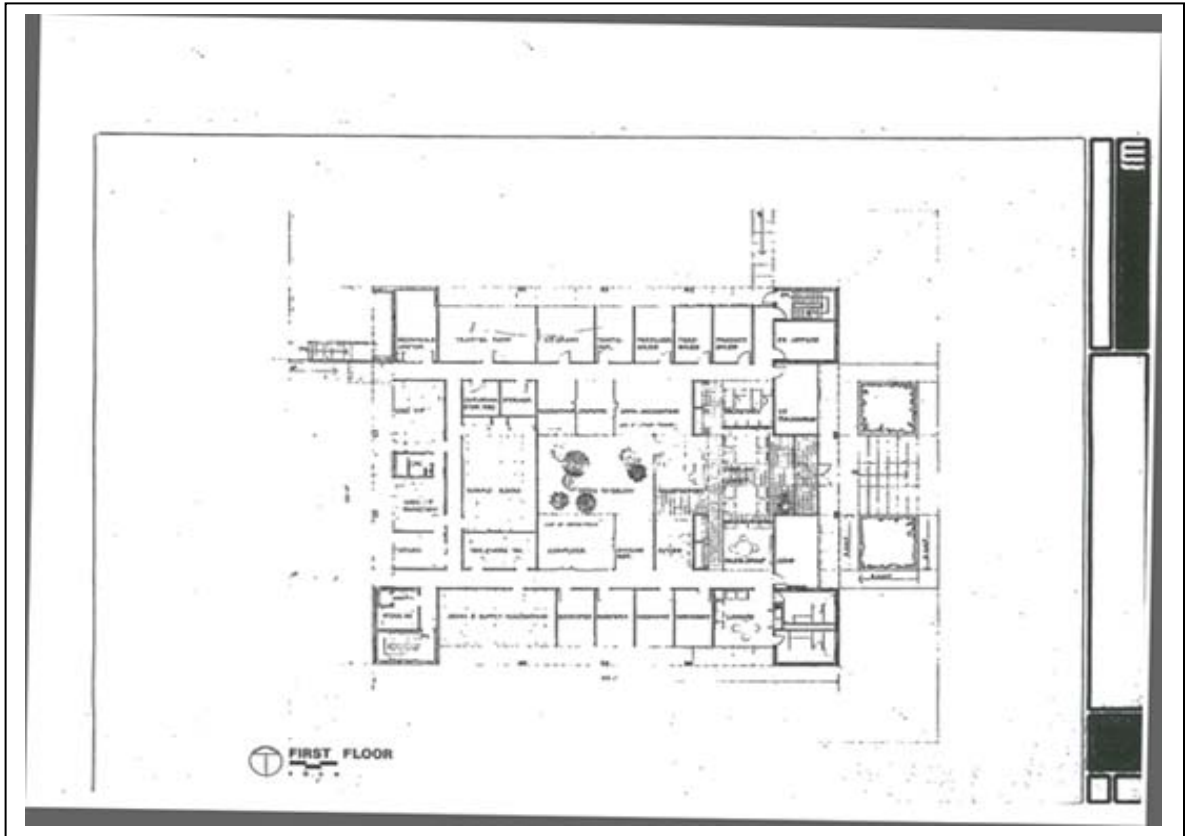
KITCHEN



BOILERS

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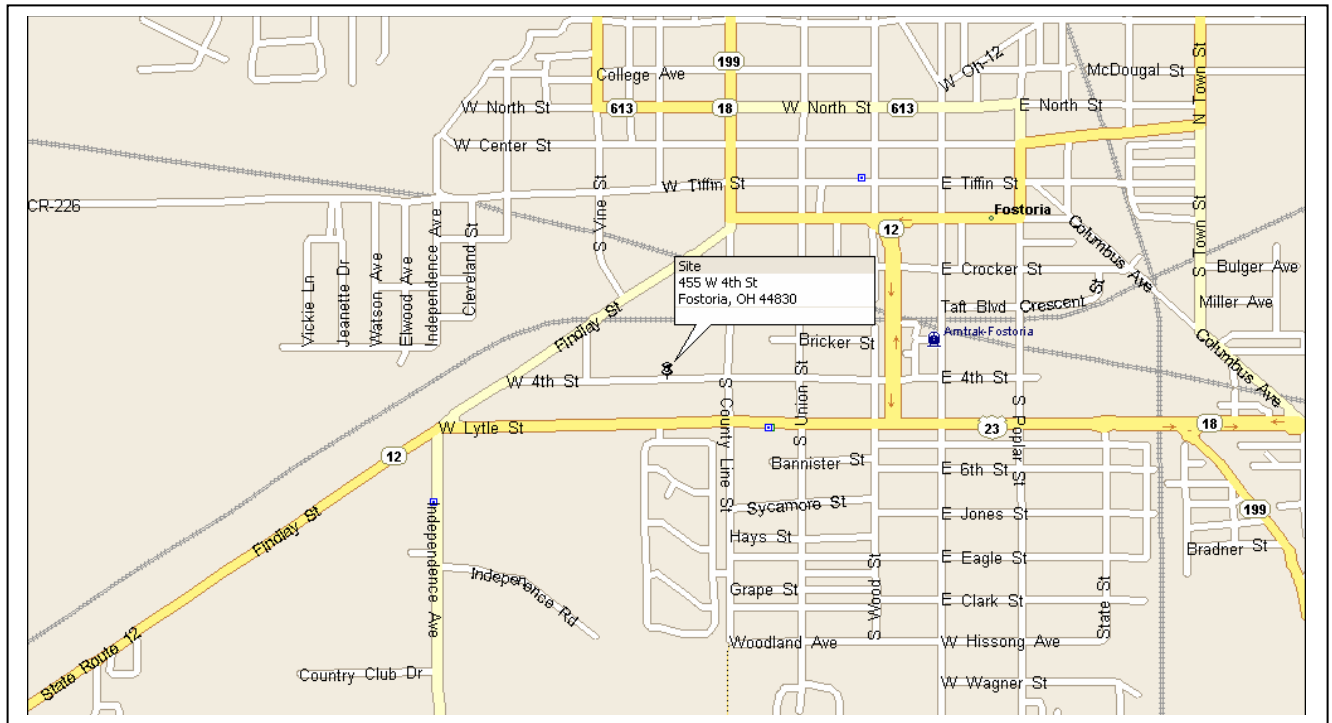
OFFICE SPACE FOR LEASE



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