

5800 MONROE STREET  
SYLVANIA, OHIO 43560

OFFICE CONDOMINIUM BUILDING  
FOR SALE OR LEASE

1,252 and 1,080 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

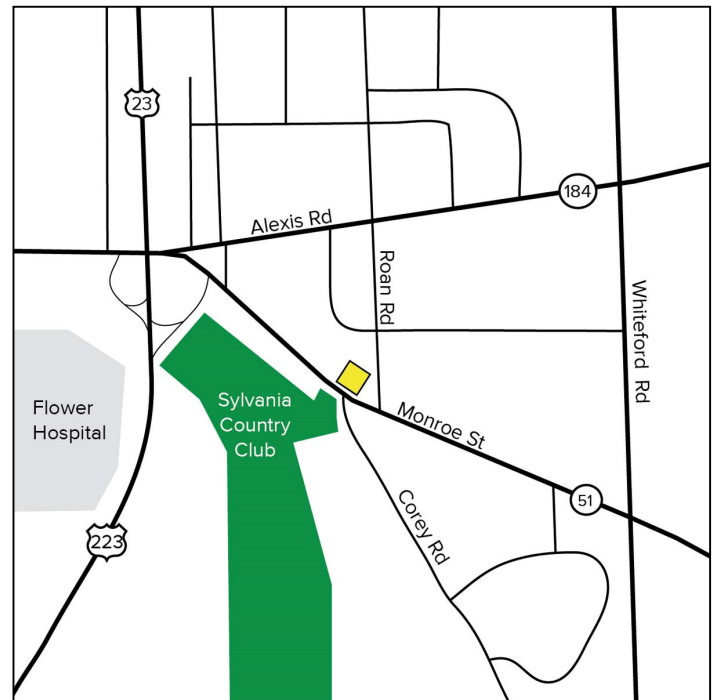
FULL-SERVICE COMMERCIAL REAL ESTATE

**BUILDING E UNIT 7 & 8**



## GENERAL INFORMATION

<b>Sale Price:</b>	\$690,000
<b>Lease Rate:</b>	\$11.00 psf gross plus suite janitorial
<b>Building Size:</b>	11,268 square feet
<b>Space Available:</b>	1,252 sf and 1,080 sf
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	1969
<b>Condition:</b>	Good
<b>Acreage:</b>	9.5 acres (entire complex)
<b>Lot Dimensions:</b>	Irregular – approximately 540' frontage on Monroe Street
<b>Closest Cross Street:</b>	Corey Road
<b>County:</b>	Lucas
<b>Zoning:</b>	B-4
<b>Parking:</b>	In common
<b>Curb Cuts:</b>	3
<b>Street:</b>	4 lane with center turn lane



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301  
rpmack@signatureassociates.com

**MEGAN MALCZEWSKI, CCIM**  
(419) 249 6314  
mmalczewski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 5800 Monroe Street, Sylvania, Ohio 43560

## Office Condominium Building For Sale or Lease

1,252 and 1,080  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood truss
Roof:	Gable roof over wood deck with asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet and ceramic tile
Ceiling Height:	8' to 9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amps
Restrooms:	6
Sprinklers:	No
Signage:	Facia signs and monument sign located at the gateway to the complex

### ESTIMATED OPERATING EXPENSES

Real Estate Taxes	\$ 25,736.45
Property Insurance	Part of Condo Fee
Property Management*	\$ 5,500.00
Repairs/Maintenance*	\$ 6,598.00
Utilities (Gas and Oil)*	\$ 33,223.00
Janitorial	\$ 3,120.00
Lawn Care	Part of Condo Fee
Snow Removal	Part of Condo Fee
Trash Removal	Part of Condo Fee
Condo Fee**	\$19,200.00

\* Property is managed by owner. The Property Management fee, utilities, repairs/maintenance and janitorial are estimated.

\*\* Condo fees = lawn maintenance, maintenance and repair of ground lighting, snow removal, refuse removal, exterior window washing, HVAC filter change twice annually, lamp/ballast replacement, minor plumbing, electrical/general repairs, cleaning of eaves, restroom supplies and property insurance.

### LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Suite janitorial

### BUILDING INFORMATION

Current Tenant:	See tenant roster
Occupancy Date:	Upon lease execution
Sign on Property:	No
Key Available:	Yes

### Comments:

- Physician Billing & Practice Management (owner) will lease back.

For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301  
rpmack@signatureassociates.com

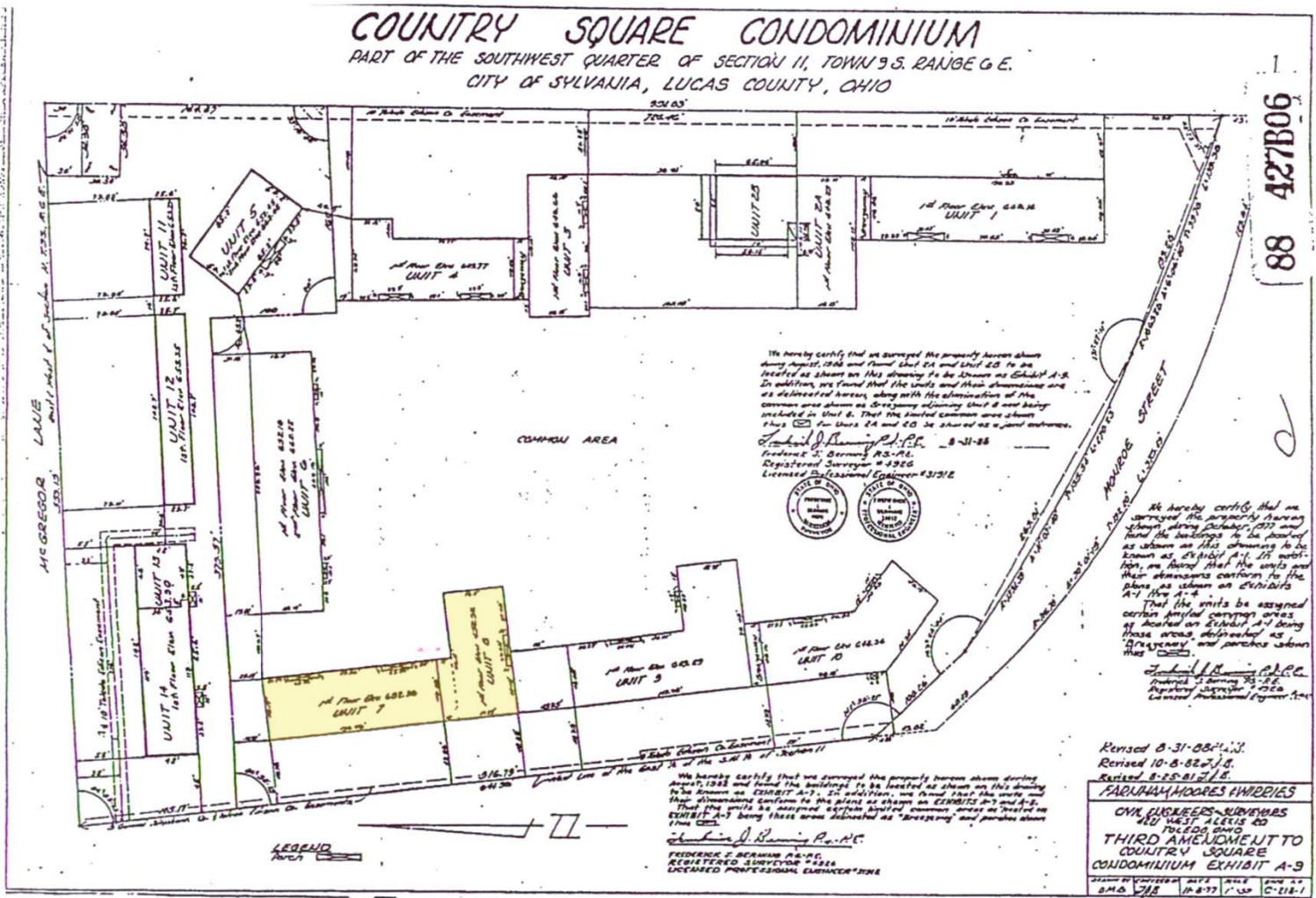
**MEGAN MALCZEWSKI, CCIM**  
(419) 249 6314  
mmalczewski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com



5800 Monroe Street, Sylvania, Ohio 43560  
Office Condominium Building For Sale or Lease

1,252 and 1,080  
Square Feet  
AVAILABLE



2018 REAL ESTATE TAXES					
Parcel	Assessor Number	Annual Taxes	100% Land Tax Valuation	100% Building Tax Valuation	100% Total Valuation
82-14073	45-040-117	\$18,899.23	\$119,800	\$212,000	\$331,800
82-14075	45-040-118	\$17,076.13	\$96,100	\$203,300	\$299,400
Total:		\$35,975.36	\$215,900	\$415,300	\$631,200

For more information, please contact:  
**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301  
rpmack@signatureassociates.com

**MEGAN MALCZEWSKI, CCIM**  
(419) 249 6314  
mmalczewski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

5800 Monroe Street, Sylvania, Ohio 43560

Office Condominium Building For Sale or Lease

1,252 and 1,080  
Square Feet  
AVAILABLE

Lyon Associates 3,860 SF	320 SF Great Lakes Engraving	1,252 SF  AVAILABLE	Wellness Spa 1,650 SF	Guardian Angel Home Healthcare 1,055 SF	Shear Productions 1,472 SF
	466 SF				
Lyon Associates					

## RENT ROLL

Suite	Tenant	Square Footage	Annual Rent	Monthly Rent	Rent Term
1	Lyon Associates	3,860	\$50,700	\$4,225	10/1/12 – 10/31/24 3 year option
2	Guardian Angel Home Healthcare	1,055	\$10,550	\$874	Month to Month 2 year option
3	Balance Wellness Spa	1,650	\$14,400	\$1,200	10/01/2019 – 09/30/2023
4	PBPM (Seller)	1,252			Month to Month
5	Shear Productions	1,472	\$16,800	\$1,400	Month to Month
6	Great Lakes Engraving Solutions	320	\$3,520	\$293	Month to Month

For more information, please contact:

**ROBERT P. MACK, CCIM**  
(419) 249 6301  
rpmack@signatureassociates.com

**MEGAN MALCZEWSKI, CCIM**  
(419) 249 6314  
mmalczewski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com



# 5800 Monroe Street, Sylvania, Ohio 43560

## Office Condominium Building For Sale or Lease

1,252 and 1,080  
Square Feet  
AVAILABLE



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301  
rpmack@signatureassociates.com

**MEGAN MALCZEWSKI, CCIM**  
(419) 249 6314  
mmalczewski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com