1033 DEVLAC GROVE STREET
BOWLING GREEN, OH 43402

OFFICE BUILDING FOR SALE
21,414 Square Feet Available

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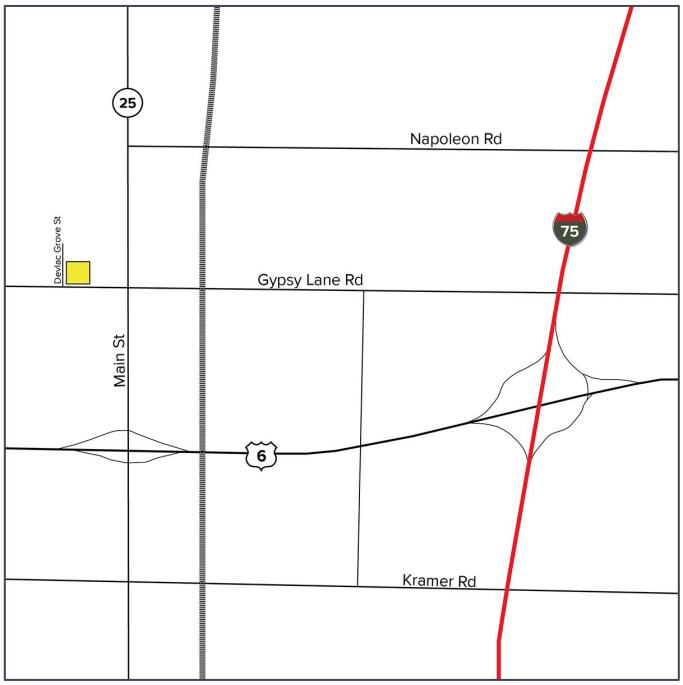
FULL-SERVICE COMMERCIAL REAL ESTATE

BOWLING GREEN/WOOD COUNTY OFFICE & SUBSTANCE USE DISORDER TREATMENT FACILITY

GENERAL INFORMATION

Price:	$1,250,000
Building Size:	21,414 square feet
Number of Stories:	Two
Year Constructed:	1966, 1973
Condition:	Good
Acreage:	2.84 acres
Closest Cross Street:	Gypsy Lane Road
County:	Wood
Zoning:	I – Institutional Zone
Parking:	130 spaces
Curb Cuts:	One
Street:	2 lane



For more information, please contact:
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BUILDING SPECIFICATIONS	
Exterior Walls:	Brick
Structural System:	Brick/block
Roof:	Rubber membrane – replaced by Vodika Roofing in 2018
Floors:	Concrete
Floor Coverings:	Carpet/VCT/Tile
Ceiling Height:	8' – 9'±
Basement:	No
Heating:	Gas forced air – 2 outside units
Air Conditioning:	Central – 4 rooftop units Main – 3 Treatment facility - 1
Power:	Main – 400a/240v/3-phase multiple panels Treatment facility – 400a/240v/3-phase multiple panels
Restrooms:	See floor plan
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes
Elevator:	Yes

BUILDING INFORMATION	
Current Occupant:	Harbor (owner)
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Arrange through listing agent

DEMOGRAPHICS	POPULATION	MED. HH INCOME
1 MILE	6,978	$49,687
3 MILE	31,266	$58,357
5 MILE	34,635	$60,475

Comments:

- Well-maintained, professional office building.
- Owner occupied building used for general offices and substance use disorder treatment facility.
- Located off Main Street, 0.69 miles to US-6, 2.2 miles to I-75 and close to Downtown Bowling Green, BGSU, and surrounding retailers and offices.
- Abundant parking and land for expansion.
- Additional 1-acre adjacent lot is included.
- Three oversized water heaters.
- Layout consists of the following:
  - Main building – 2-story, restrooms per floor, elevator access, kitchen area and approximately 40+ offices/conference rooms.
  - Treatment facility – 2-story, restrooms per floor (some include showers), break rooms, group rooms, offices and 10 bedrooms.

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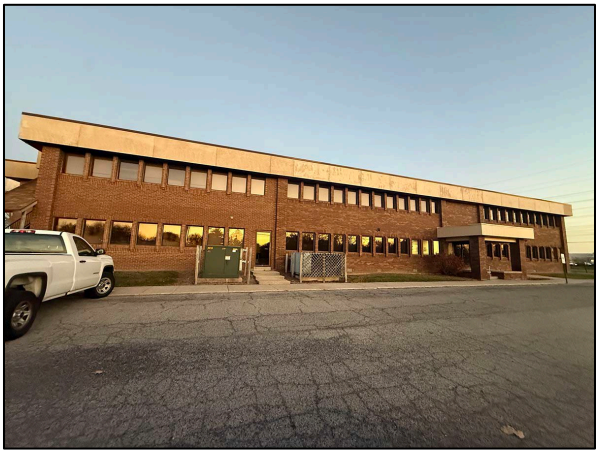
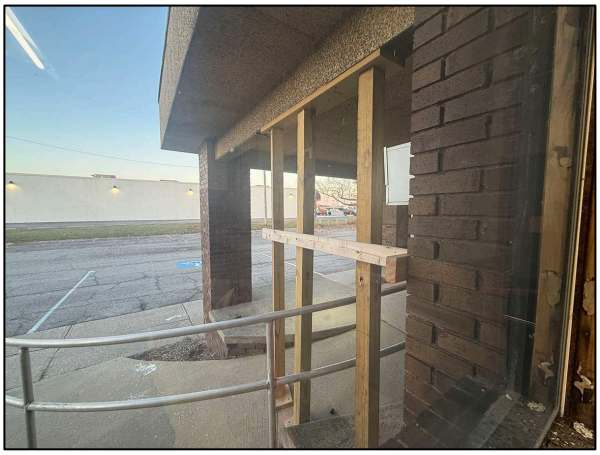


In a 1st floor restroom, there is damage from a water pipe burst.



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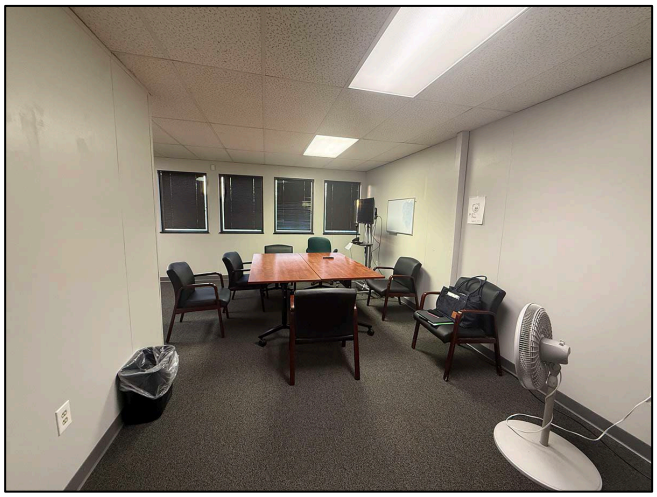
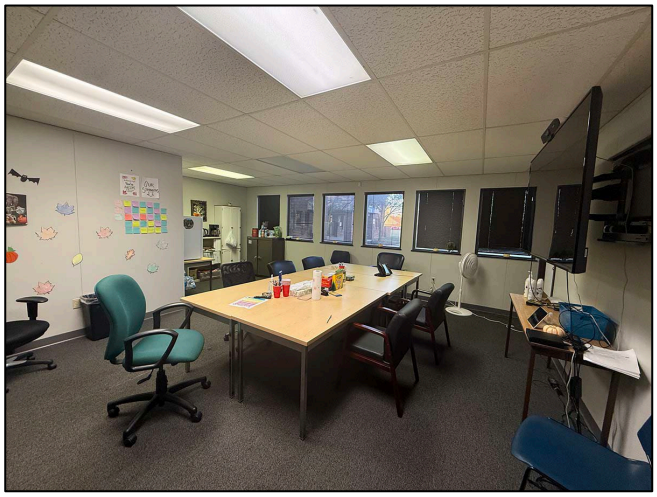
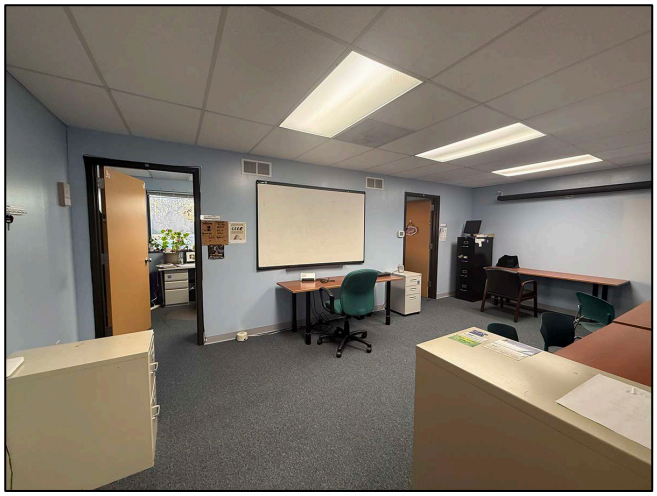
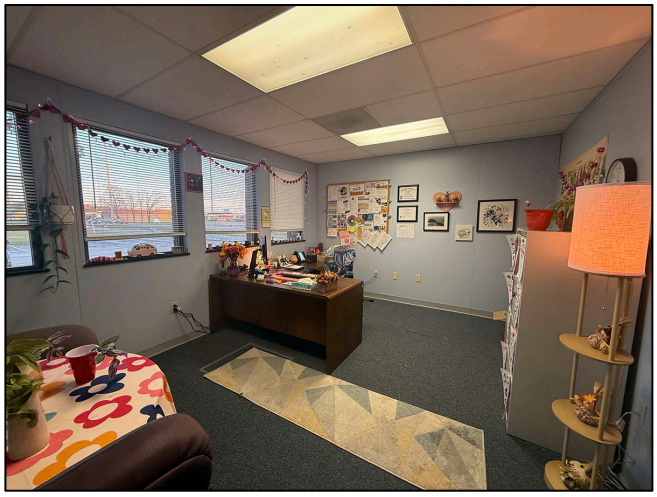
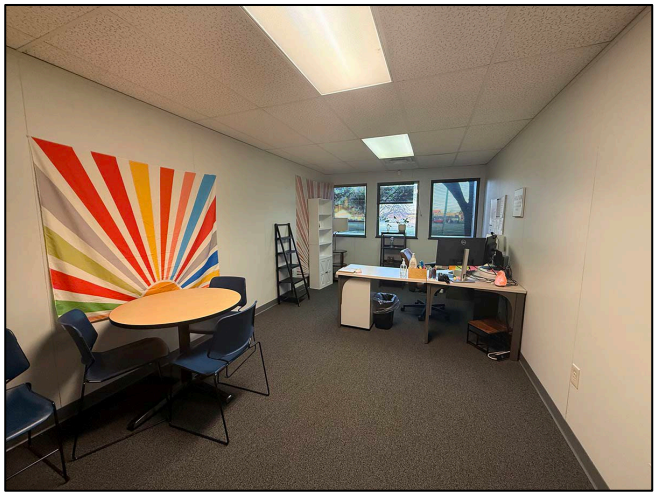
Main section











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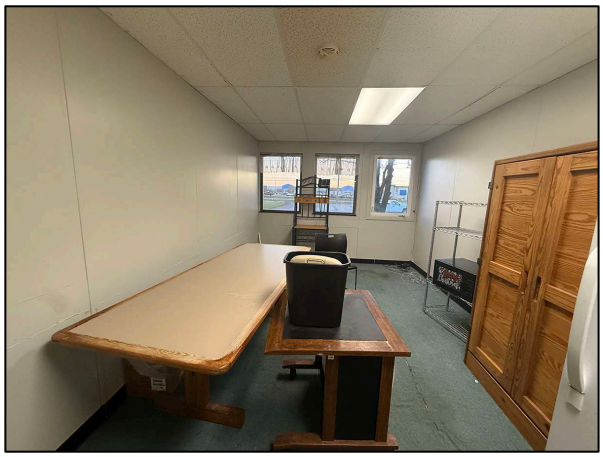
Treatment facility section



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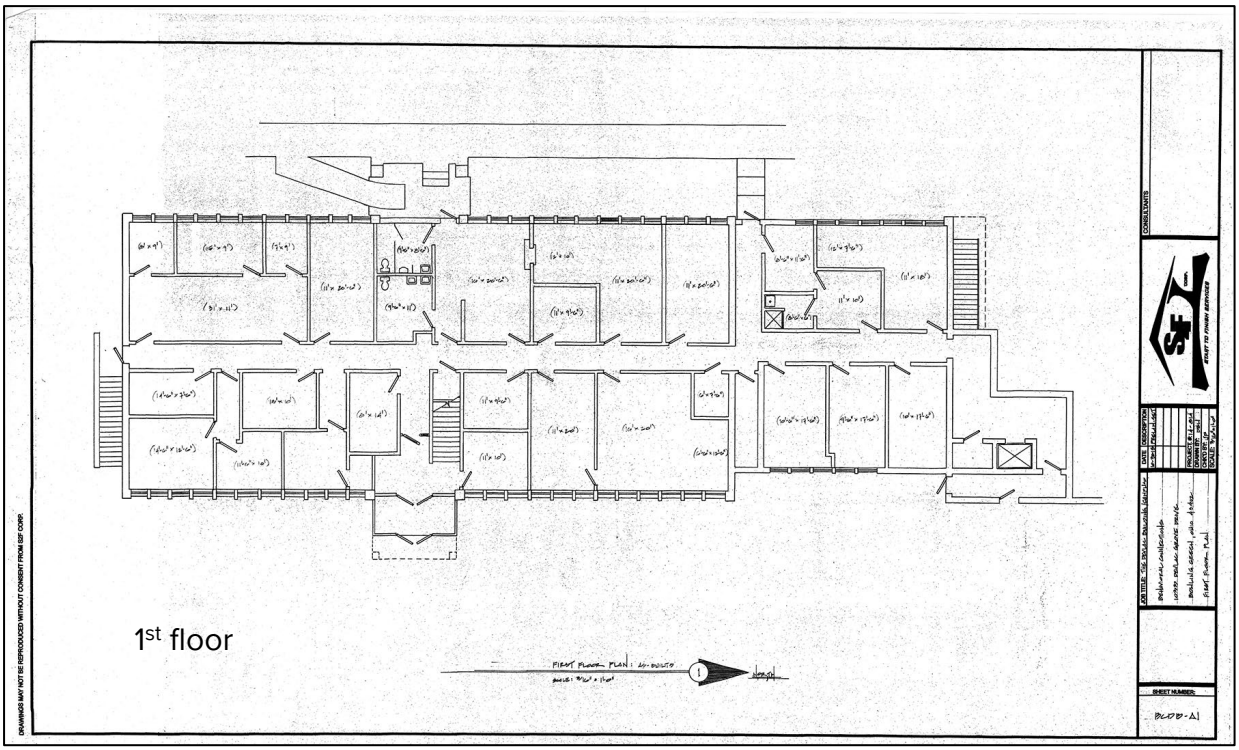

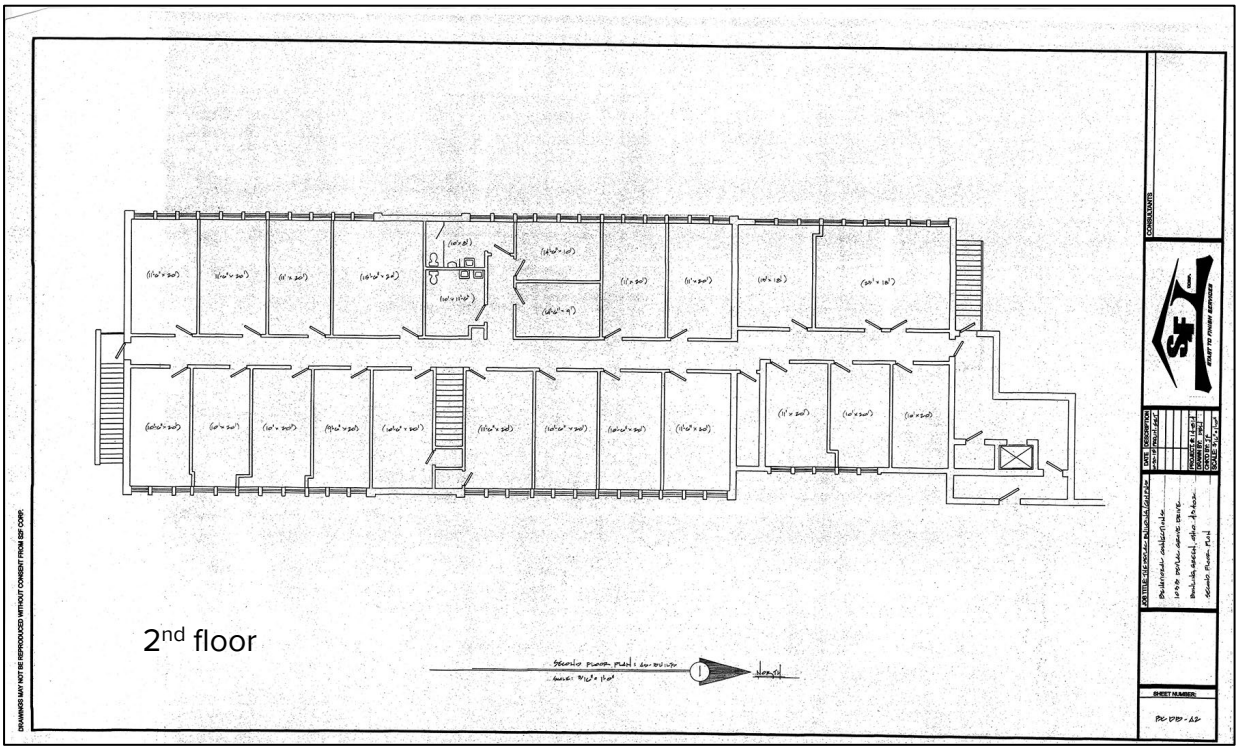

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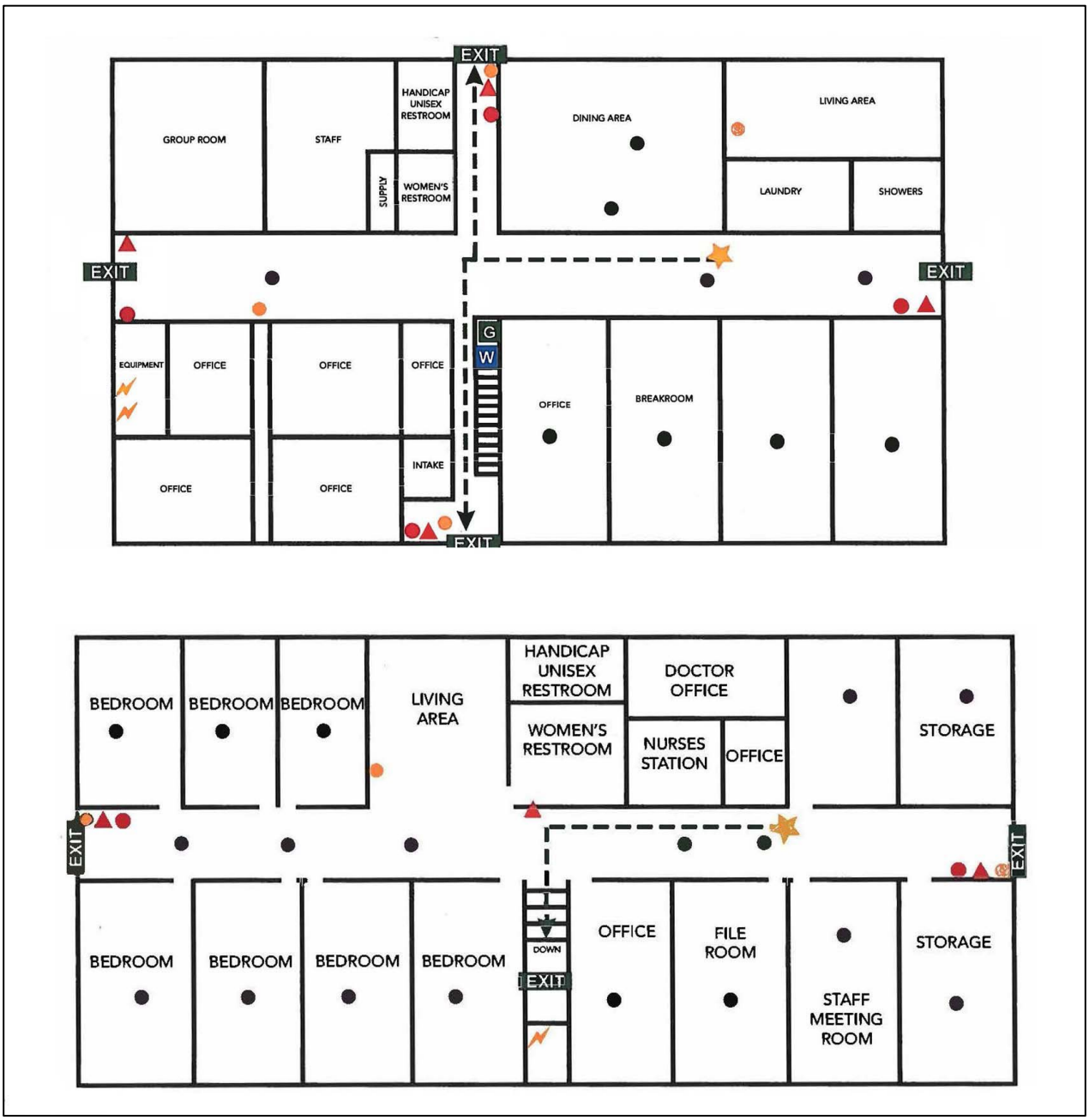

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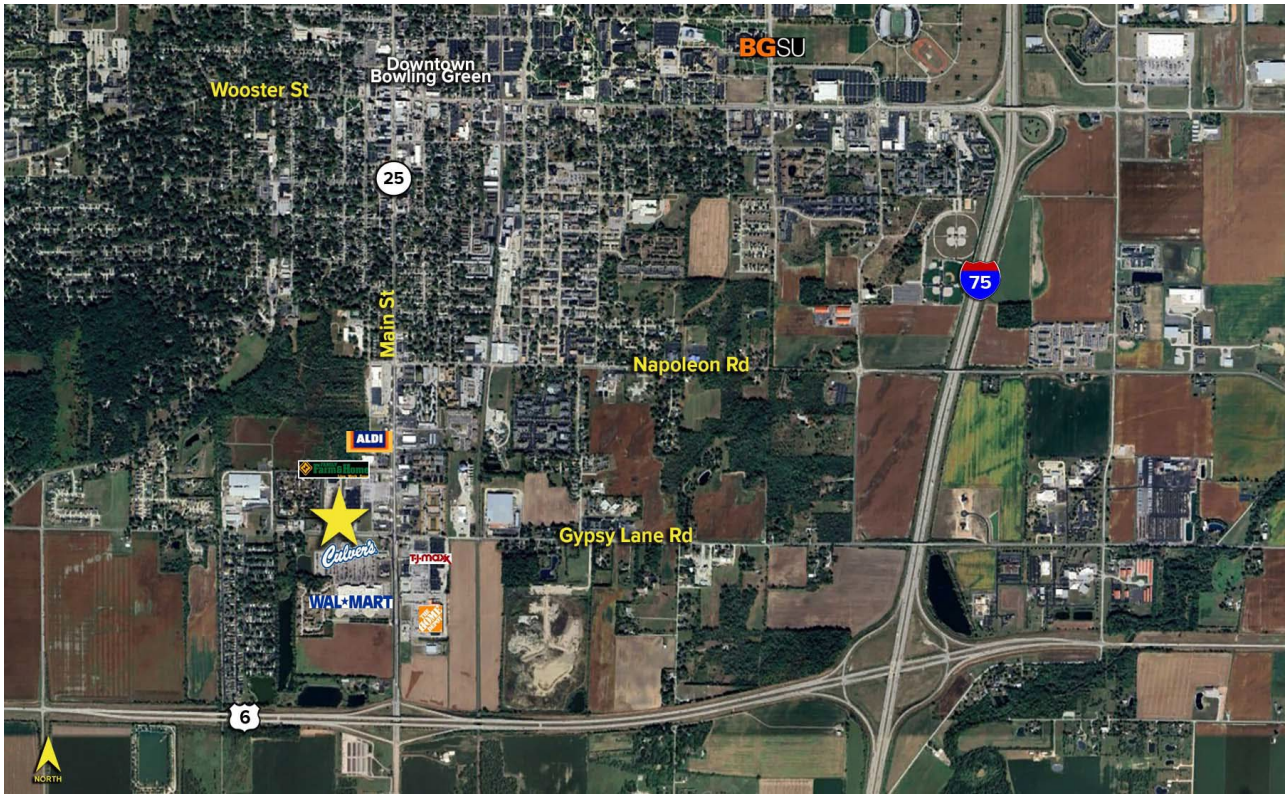

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2025 REAL ESTATE TAXES			
Address	**Parcel #**	**Acres**	**Taxes**
0 S. Main Street	B08-510-250401020000	.43	$8.10
1033 Devlac Grove	B08-510-250101021000	1.99	$160.04
0 W. Gypsy Lane Road	B08-510-250401019000	.56	$7.92
Totals:		2.98	$176.06

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