

COMMERCIAL SALE: BUILDING & LAND



**PRICED AT
\$259,000**

COMMERCIAL FOR SALE

444 - 446 Cherry St., Findlay



 ac 200x50



**444-446 Cherry St.,
Findlay**



1 parcel

Zoned: Commercial

Ron Spencer
419-230-1111



Reception Area

Well-maintained, 2-story, 1,364 sq.ft. commercial office building with 2 offices & reception area/lobby on main floor--one office is currently leased & the other office is presently vacant. Both offices share access to common areas (restroom, reception area/lobby, kitchenette, & parking lot). Many updates in the past 5 years: parking lot patched & seal coated & clean line coating, water line repaired, new paint & carpet in office, new windows installed, new electrical panel & service, & lighting converted to LED. Apx. 448 sq.ft. on 2nd floor, currently being used for storage space. Perfect for expanding or relocating a current business or great investment opportunity.

Annual Tax-\$2,178. Findlay SD.

SCHEDULE A SHOWING/CONTACT RON SPENCER



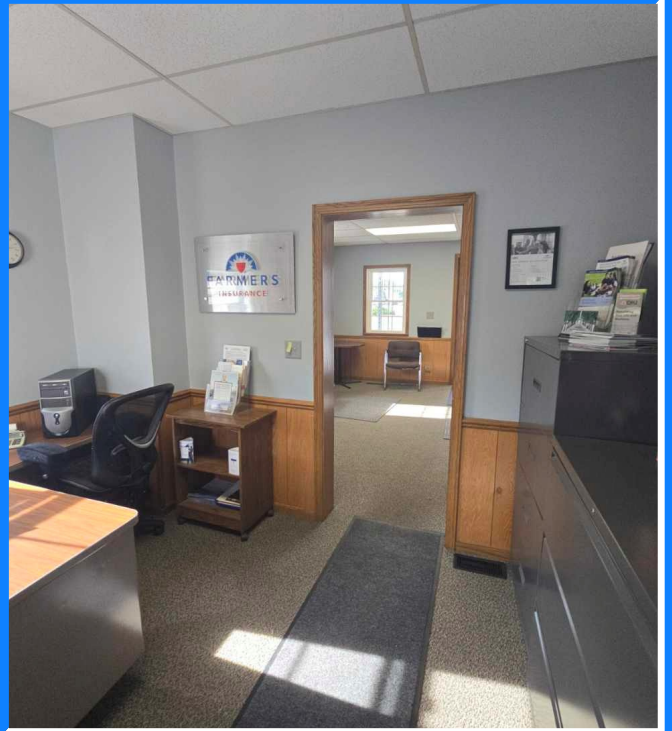
419-230-1111



ron@rsre.com



www.rsre.com



PROPERTY UPDATES

PROPERTY ADDRESS: 446 Cherry St., Findlay, OH 45840

2026

Water line repair
Parking lot patch & seal coat

2024

New paint in all lower offices & lobby
New carpet in office

2023

New ceiling & painted walls in front office
New electrical panel & service
Converted all fluorescent lighting to LED

2022

Painted vestibule & restrooms
Parking lot seal coat & clean line coating

2021

New windows installed
Parking lot repair & blacktop patch

2020

Parking lot repair & blacktop patch

