

**191 EAST MARKET STREET
TIFFIN, OHIO 44883**

OFFICE/COMMERCIAL BUILDING

FOR SALE



Great Owner/Occupant Opportunity

- **4,980 Sq. Ft. Office / Commercial Building on East Market Street in Tiffin, Ohio.**
- **Well maintained building and property formally occupied by AAA Ohio.**
- **Three Parcels totaling 0.5508 Acres.**
- **Corner property with 150+ LF on East Market Street & 180+ LF on Al Court.**
- **Zoned C-2 (Commercial); Built in 1974, Building Remodelled in 2004 including New HVAC.**
- **Owner will vacate the property at the time of sale.**

OFFERED FOR SALE @ \$345,000

FOR MORE INFORMATION, PLEASE CONTACT:

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Est. 1912

**Commercial
•ONE•
REALTORS**

Property Overview
191 E. Market Street, Tiffin OH, 44883
4/20/20

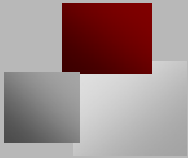
I. Building & Improvements:

A.	Gross Are	4,980 Sq. Ft.
B.	Year Built	1974
C.	Design	1 Story Brick & Masonry on Slab
D.	Roof	Rubber Membrane
E.	Condition	Above Average
F.	Parking (Paved. Off Street)	30 (6.02/1,000 Sq. Ft.)

II. Land

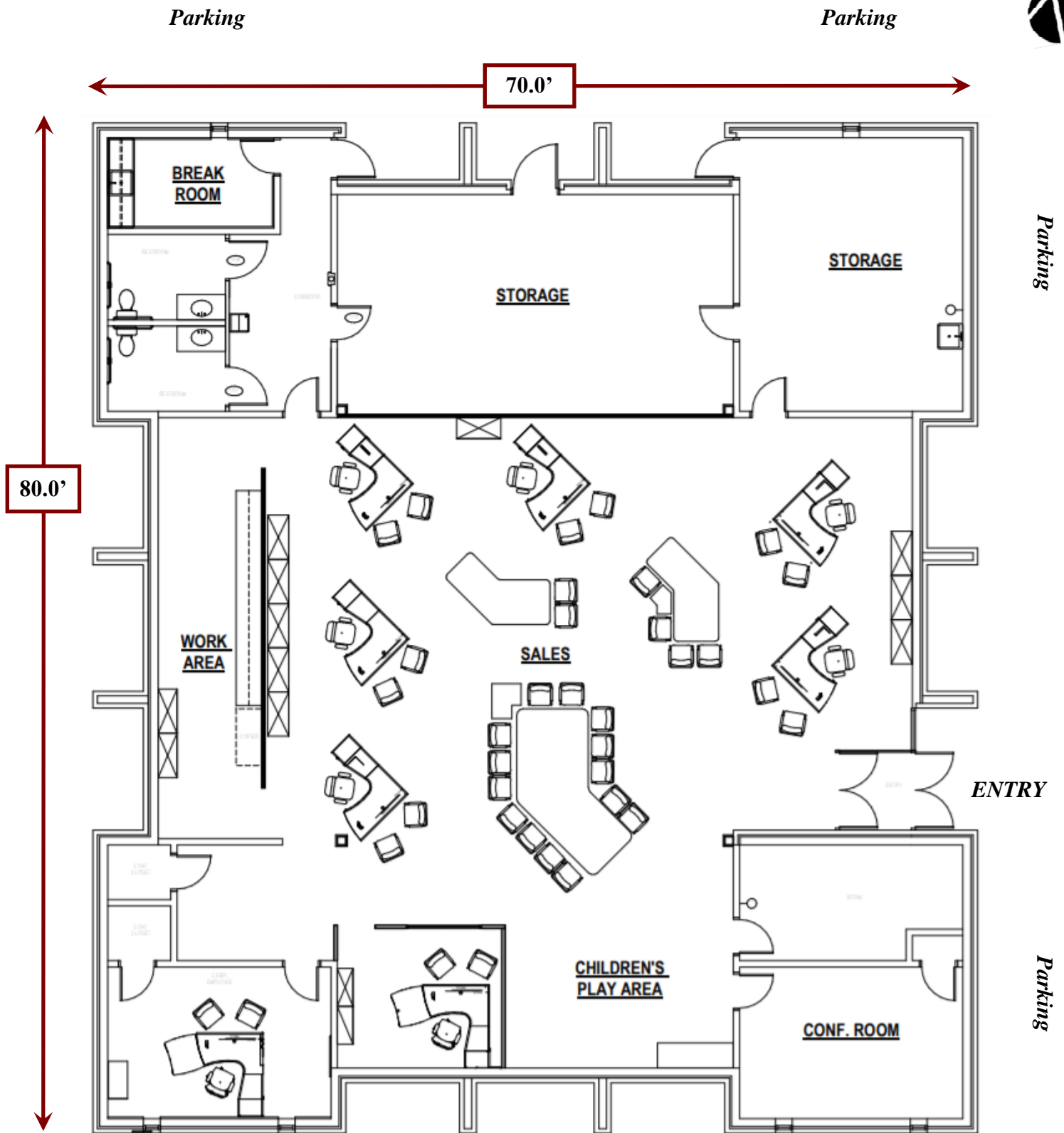
A.	<u>Parcel #</u>	<u>Acres</u>	<u>Auditors Value</u>	<u>R.E. Taxes / Yr.</u>
	Q53011102800000	0.2562	\$260,770	\$6,027.92
	Q53011102720000	0.2964	\$41,710	\$964.26
	TOTAL	0.5508	\$302,480	\$6,992.18

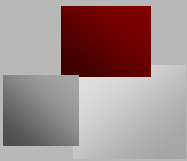
B.	<u>Zoning</u>	C-2 Commercial
C.	<u>Flood Zone</u>	Partial. (+/- 0.19 Ac. In 100 Yr. Zone)
D.	<u>Dimensions</u>	
	Frontage on E. Market Street	156.85 Ft.
	Depth on Al Court	186.75 Ft.



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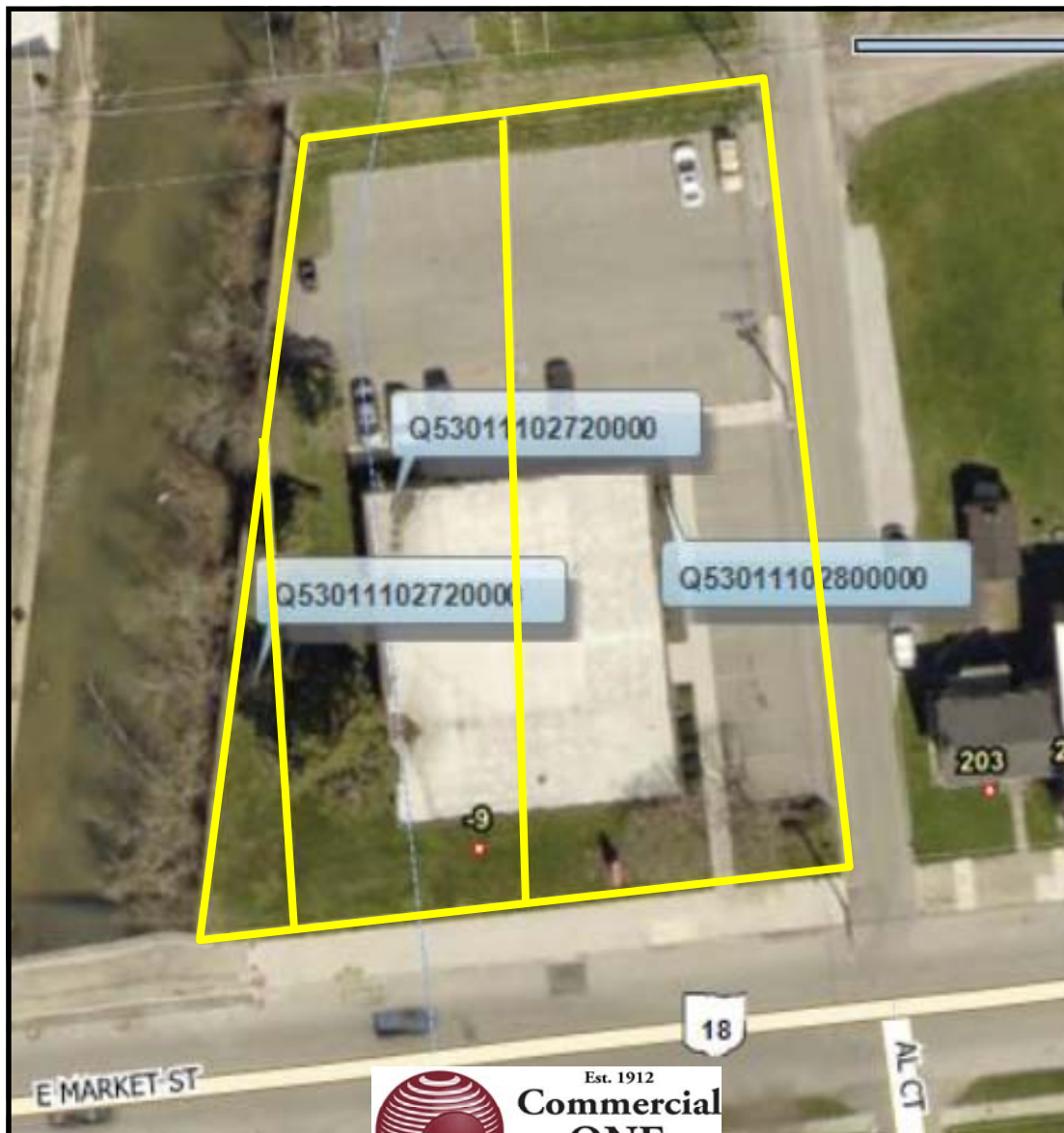
FLOOR LAYOUT



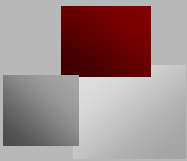


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