

122-126 W. WAYNE STREET
MAUMEE, OH 43537

INVESTMENT BUILDING FOR SALE



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FULL-SERVICE COMMERCIAL REAL ESTATE

UPTOWN MAUMEE



GENERAL INFORMATION

Asking Price:	\$1,075,000 (7.6% cap rate)
Building Size:	11,280 SF GBA
Number of Stories:	2
Year Constructed:	1945
Condition:	Good
Lot Size:	0.29 AC $\pm$ (97' x 132')
Closest Cross Street:	Mid-block Conant St./Allen St.
County:	Lucas
Zoning:	C-3 – Uptown Maumee
Parking:	Rear parking lot - 15 spaces + street
Curb Cuts:	Yes
Street:	2 lane, 2 way



For more information, please contact:

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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Investment Building For Sale

11,280
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block
Roof:	Slate/Built-up
Floors:	Wood
Floor Coverings:	Carpet/vinyl
Ceiling Height:	9'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central – commercial units Window units –apartment units
Power:	100 amps – commercial units 60 amps – apartment units
Restrooms:	1 per unit – apartment units 1-2 – commercial units
Security System:	No
Sprinklers:	No
Signage:	Yes

BUILDING INFORMATION

Current Occupant:	3 commercial units 8 apartment units
Occupancy:	Building is 100% occupied
Sign on Property:	No
Showing Instructions:	Contact listing agent

2025 REAL ESTATE TAXES

ADDRESS	PARCEL NUMBER	TOTAL TAXES
122 W. Wayne	36-08001	\$8,087.79
126 W. Wayne	36-07994	\$6,023.20
Total Annual Taxes:		\$14,110.99



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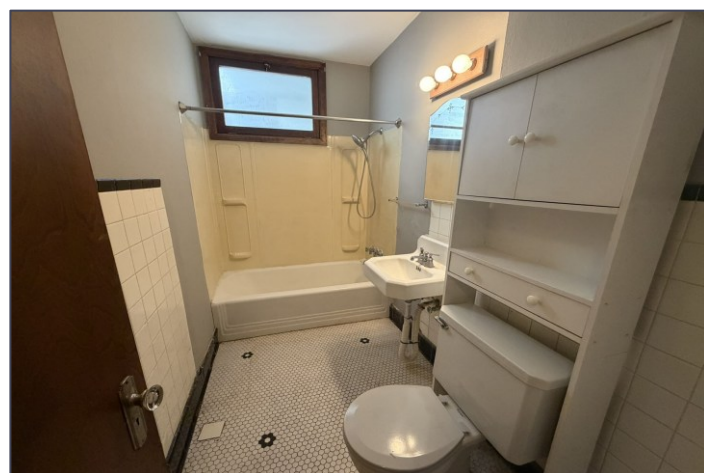
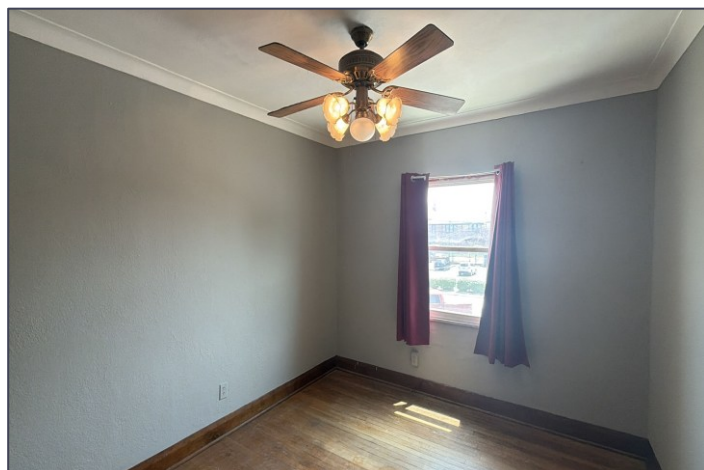
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Apartment Unit #4 1BR



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LEASE INFORMATION (AS OF 08/14/2026)

Address	Tenant	Square Footage	Monthly Rent	Annual Rent	Lease Term	Start Date
Commercial Units – 1 st Floor						
122 W. Wayne	Bratt Salon	3,000 SF ±	\$2,400	\$28,800	12/2023 – 11/2026	2023
124 W. Wayne	The Garage Men’s Grooming	1,300 SF ±	\$1,300	\$15,600	MTM	2021
126 W. Wayne	In Bloom/Florist & Gifts	1,300 SF ±	\$1,200	\$14,400	MTM	2018
Total:			\$4,900	\$58,800		
Apartment Units - 2 nd Floor						
122 ½ W. Wayne						
Apt. 1	Occupied	1 BR - 550 SF ±	\$615	\$7,380	MTM	2020
Apt. 2	Occupied	2 BR - 600 SF ±	\$775	\$9,300	MTM	2009
Apt. 3	Occupied	2 BR - 600 SF ±	\$800	\$9,600	09/2026 – 1 year	2026
Apt. 4	Occupied	1 BR - 550 SF ±	\$615	\$7,380	08/01/26 – 1 year	2026
Apt. 5	Occupied	1 BR - 550 SF ±	\$615	\$7,380	07/2026 – 1 year	2026
Apt. 6	Occupied	1 BR - 550 SF ±	\$615	\$7,380	MTM	2019
Apt. 7	Occupied	1 BR - 550 SF ±	\$615	\$7,380	07/2026 – 1 year	2026
Apt. 8	Occupied	1 BR - 550 SF ±	\$615	\$7,380	MTM	2014
Total:			\$5,265	\$63,180		
Property Total:			\$10,165	\$121,980		

Comments:

122 & 122 ½ Wayne - Parcel 36-08001 (AKA East Building)

Bratt Salon - 122

- Bratt Salon utilities (water, gas, & electric) are all separate
- Two gas forced heating systems in basement

Apartments 1, 2, 3, & 4 – 122 1/2

- Apartments have separate utilities (gas and electric only)
- Gas forced air heating located in each apartment
- Hot water tanks are in the basement along with electric panels (60 & 100 amps electric)
- Window AC units only

124 126, & 122 ½ Wayne - Parcel 36-07994 (AKA West Building)

The Garage and In Bloom

- Utilities (water, gas, & electric) are all separate
- Gas forced heating system - one in each unit

Apartments 5, 6, 7, 8 – 122 1/2

- Apartments have separate utilities (gas and electric only)
- Hot water tanks and gas forced air heating systems are in the attic (60 amps electric)
- Window AC units only

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Projected Proforma

Gross Scheduled Rental Income		\$121,680
Plus Other Income	\$0	\$0
Total Gross Income		\$121,680
Less: Vacancy and Credit Loss (3% of gross)		\$3,700
Gross Operating Income		\$117,980
Less: Operating Expenses		
Accounting and Legal:	\$500	
Property Management: (3.5% of gross)	\$4,100	
Property Insurance (2025 Actual):	\$3,100	
Real Estate Taxes / Assessments (2025):	\$14,111	
Repairs and Common Area Maintenance: (50¢ PSF)	\$5,640	
Trash Removal: (\$161 per month)	\$1,932	
Utilities (2025 Actual):	\$6,553	
• Common Area – Electric only		
• Sewer and Water – Apt. units only		
Total Operating Expenses:		\$35,936
Net Operating Income:		\$82,044

Comments:

- The ultimate Uptown Maumee location; the reinvigorated design to Maumee's core infrastructure modernizes and enhances access to all Uptown Maumee amenities.
- Easy sidewalk access to both commercial units and apartments. Along with access from the **owned** rear parking lot.
- Less than 500 ft. from Conant Street (21,000 + vehicles per day).
- Less than ½ mile from Anthony Wayne Trail (US-24).
- Less than 2 miles from I-475/US 23.

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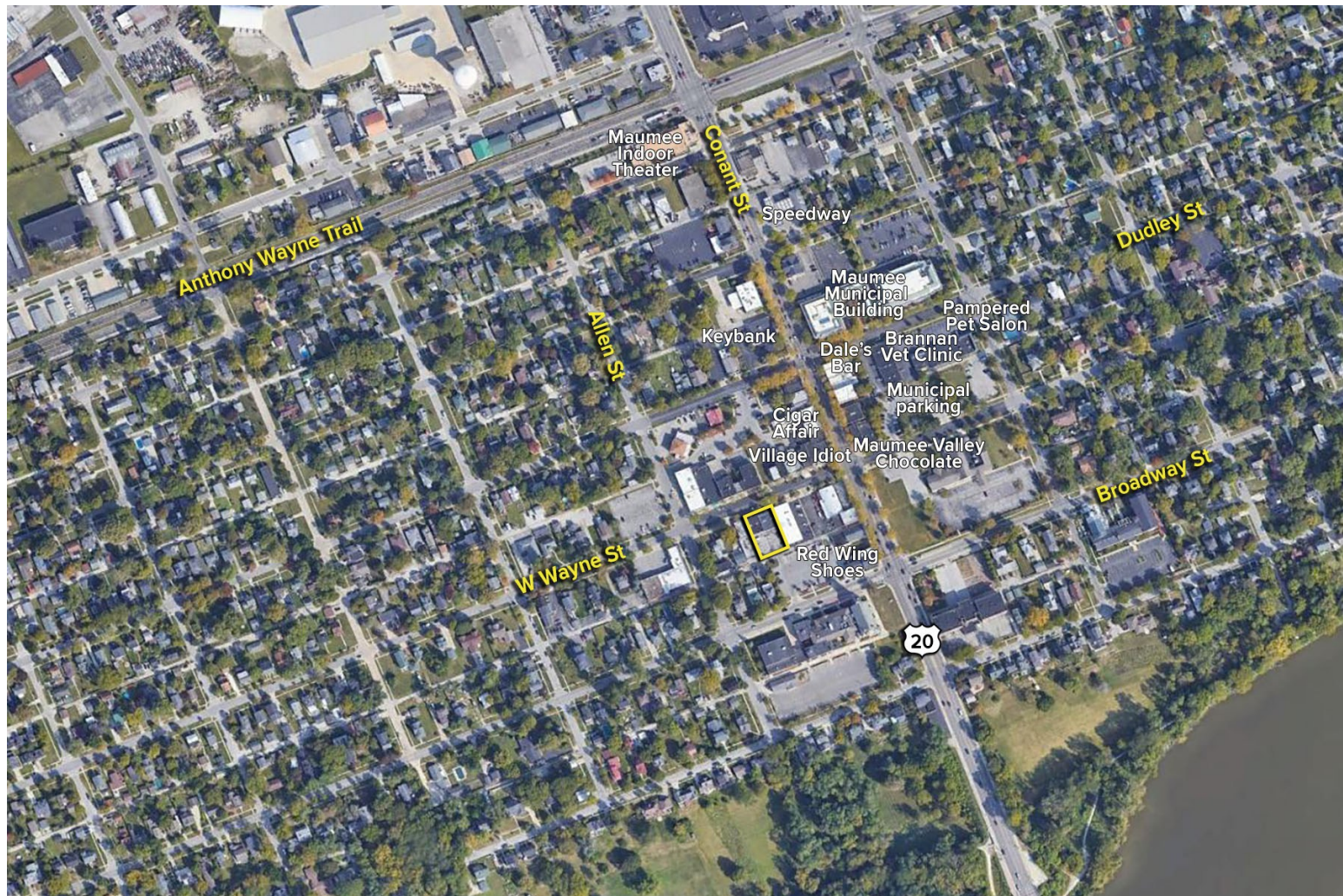
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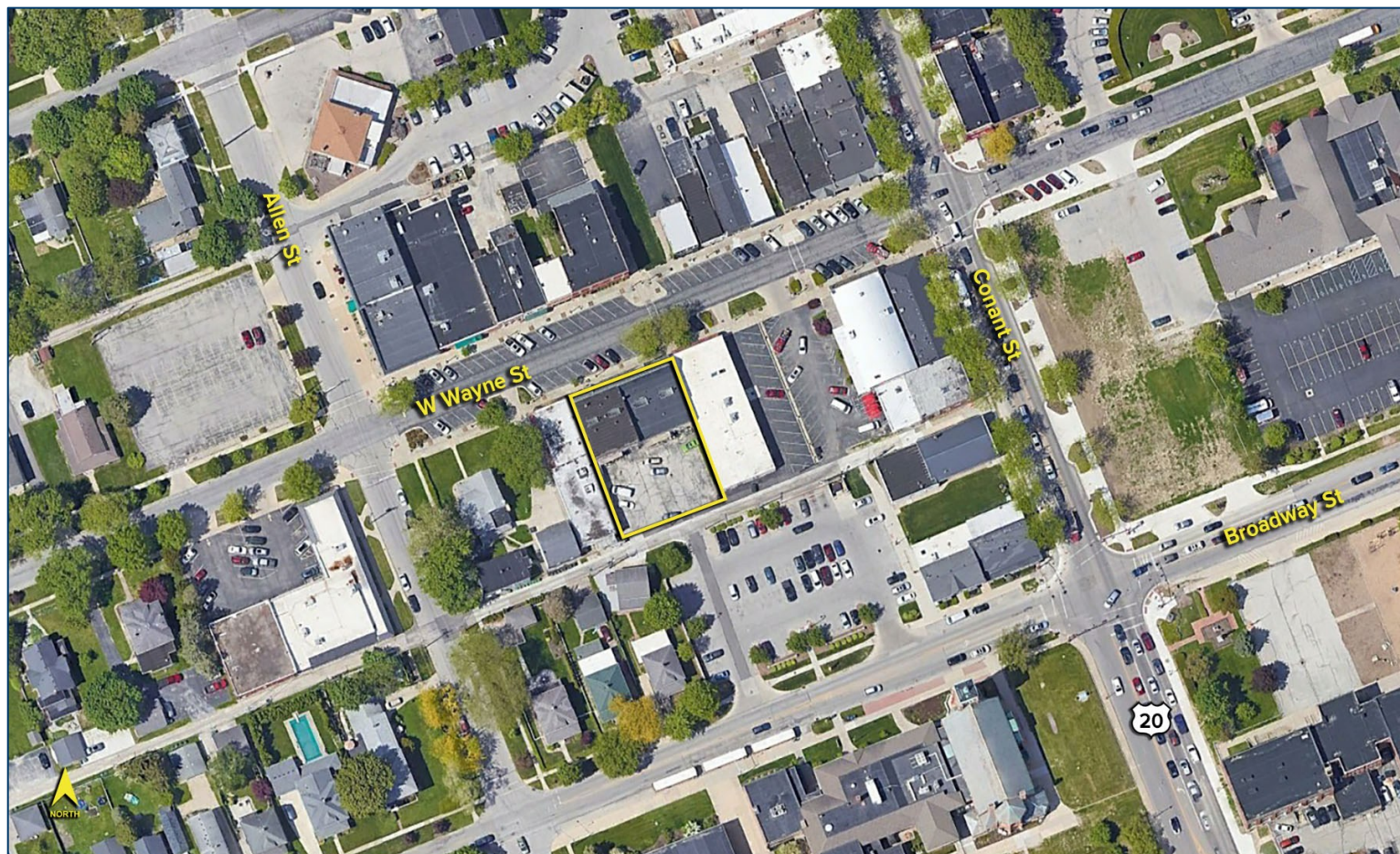
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,127	\$79,371
3 MILE	53,724	\$74,841
5 MILE	114,306	\$72,540

TRAFFIC COUNTS (TWO-WAY)

21,616	Conant Street
19,642	Anthony Wayne Trail
3,048	W. Broadway Street

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