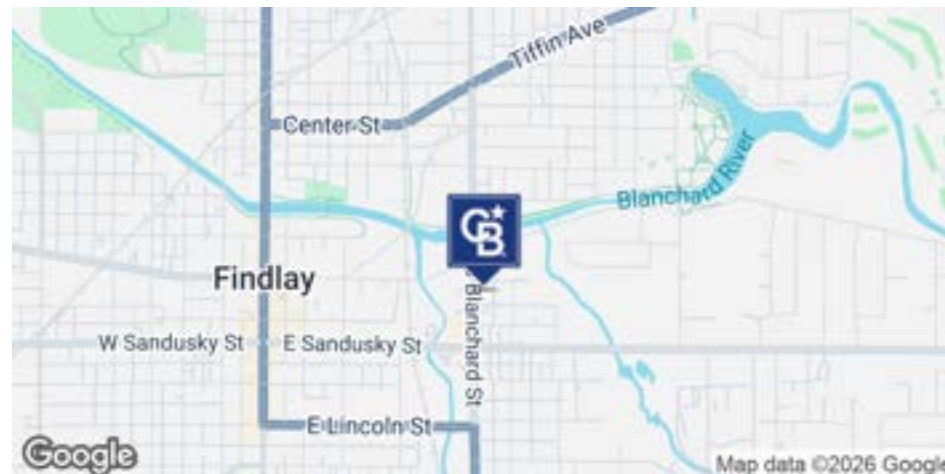


FOR SALE

OFFICE BUILDING

321 S Blanchard St Findlay, OH 45840



OFFERING SUMMARY

Sale Price:	\$714,000
Building Size:	8,162 SF
Available SF:	
Lot Size:	0.9 Acres
Number of Units:	1
Price / SF:	\$87,48
Year Built:	1988
Zoning:	C-2

PROPERTY OVERVIEW

Large brick office building with metal roof. Ample parking lot. Accessible main entrance, centrally-located, with traffic counts of about 9900 cars per day. Main floor has 14 private offices; bullpen area with 7 cubicles and room to add many more. Copier/work room; server/storage room with dedicated AC; unisex restroom; reception area with staircase. Upper level with two large training/conference rooms; employee lounge/kitchenette; four-stall women's restroom; four-stall men's restroom, and mechanical room. Campus features lighted signage, mature landscaping, flagpole and extra grass lot.

PROPERTY HIGHLIGHTS

Brian Whitta
(419) 434-9000



**COLDWELL BANKER
COMMERCIAL**
FLAG CITY

FOR SALE

OFFICE BUILDING

321 S Blanchard St Findlay, OH 45840



PROPERTY DESCRIPTION

Large brick office building with metal roof. Ample parking lot. Accessible main entrance, centrally-located, with traffic counts of about 9900 cars per day. Main floor has 14 private offices; bullpen area with 7 cubicles and room to add many more. Copier/work room; server/storage room with dedicated AC; unisex restroom; reception area with staircase. Upper level with two large training/conference rooms; employee lounge/kitchenette; four-stall women's restroom; four-stall men's restroom, and mechanical room. Campus features lighted signage, mature landscaping, flagpole and extra grass lot.

LOCATION DESCRIPTION

Former location for UIS Insurance, and prior to that Spencer Patterson Insurance. Located blocks from Downtown Findlay, including Headquarters of Marathon Petroleum Corporation, MPLX LP, Hancock County Government, and City of Findlay Government.

Brian Whitta
(419) 434-9000



COLDWELL BANKER
COMMERCIAL
FLAG CITY

PROPERTY DETAILS

OFFICE BUILDING

321 S Blanchard St Findlay, OH 45840

SALE PRICE

\$714,000

LOCATION INFORMATION

Street Address	321 S Blanchard St
City, State, Zip	Findlay, OH 45840
County	Hancock

BUILDING INFORMATION

Building Size	8,162 SF
Building Class	B
Tenancy	Single
Number of Floors	2
Year Built	1988
Number of Buildings	0

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-2
Lot Size	0.9 Acres
APN #	560000190130
Lot Depth	2,000 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	0.0
-----------	-----

Brian Whitta
(419) 434-9000

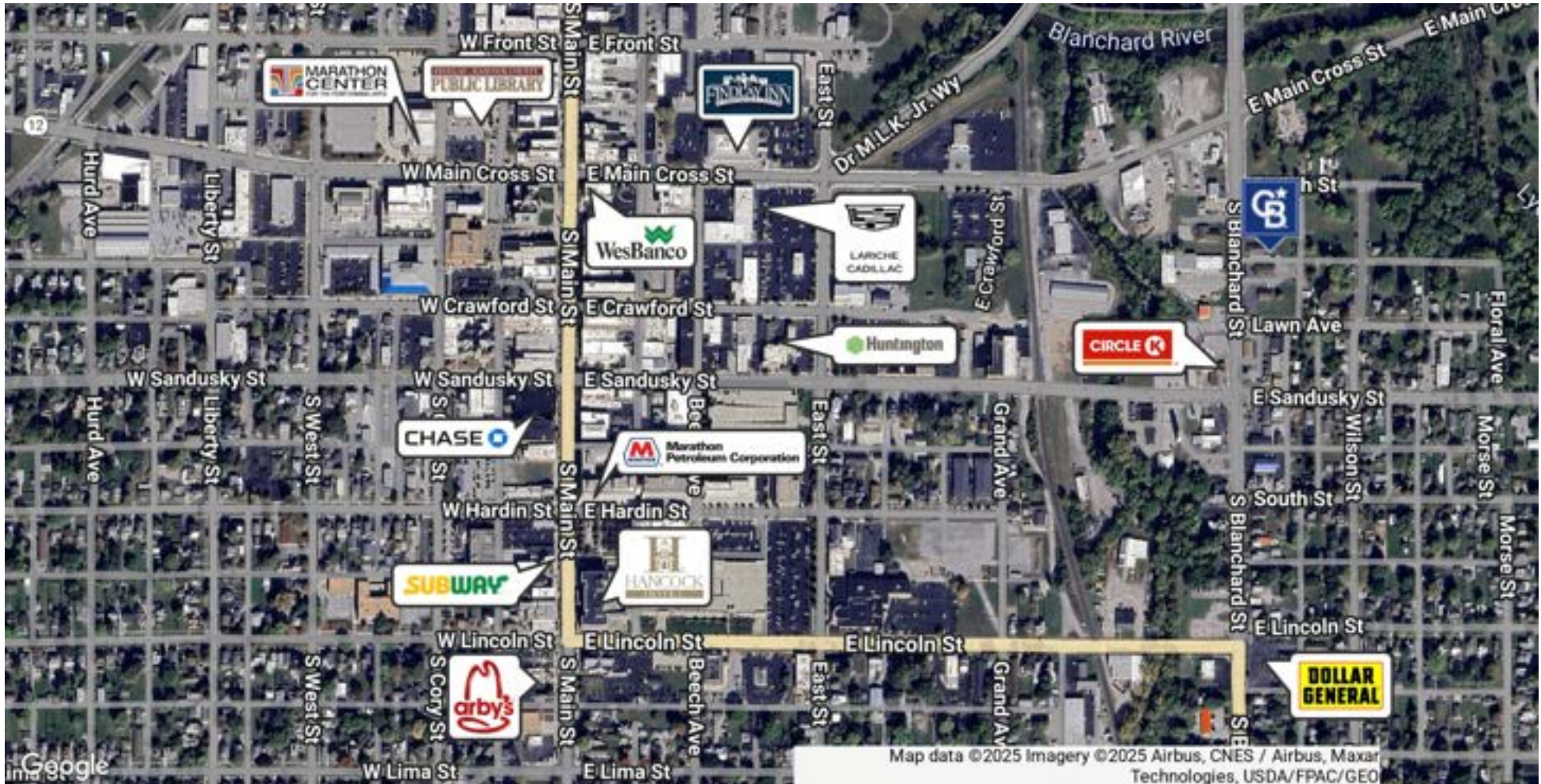


**COLDWELL BANKER
COMMERCIAL**
FLAG CITY

PROXIMITY MAP

OFFICE BUILDING

321 S Blanchard St Findlay, OH 45840



Brian Whitta
(419) 434-9000



**COLDWELL BANKER
COMMERCIAL**
FLAG CITY

LISTING AGENT

OFFICE BUILDING

321 S Blanchard St Findlay, OH 45840



BRIAN WHITTA

Principal Broker | President

Direct: (419) 434-9000 **Cell:** (419) 701-4040
brian@flagcity.com

OH #BRKP.2017005805

Brian Whitta
(419) 434-9000



**COLDWELL BANKER
COMMERCIAL**
FLAG CITY