

9533 WATERVILLE SWANTON ROAD
WATERVILLE TWP, OH 43566

COMMERCIAL BUILDING FOR SALE
12,240 Square Feet Available



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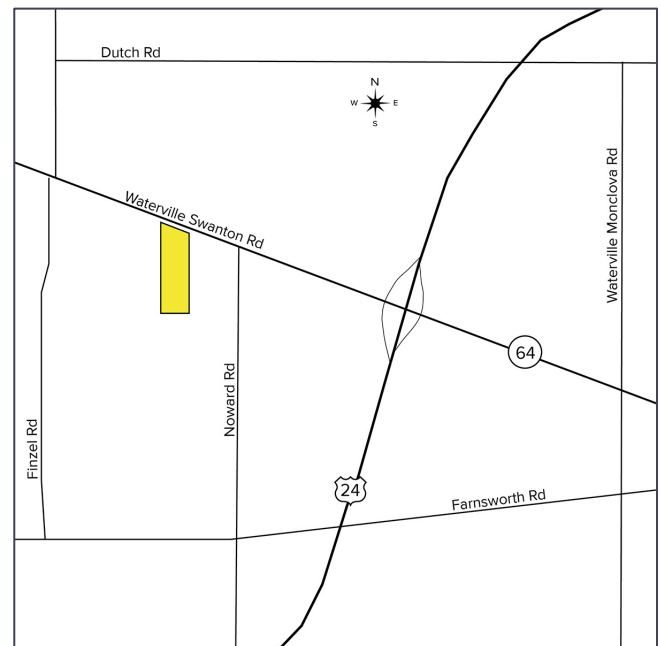
FULL-SERVICE COMMERCIAL REAL ESTATE

WATERVILLE TWP COMMERCIAL



GENERAL INFORMATION

Price:	\$1,450,000
Building Size:	12,240 square feet
Number of Stories:	One
Year Constructed:	1971
Condition:	Well-maintained
Acreage:	5.0996 acres
Closest Cross Street:	Noward Road
County:	Lucas
Zoning:	M-1
Parking:	90+
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick/block
Structural System:	Block
Roof:	Flat
Floors:	Concrete – coated with aluminum coating. Approx. 29 years old.
Floor Coverings:	VCT + wood vinyl plank tile
Ceiling Height:	10'±
Basement:	No
Heating:	RTU's & gas forced air
Air Conditioning:	RTU – central
Power:	600a/240/120v/3-phase 400a/240/120v/3-phase (multiple panels)
Restrooms:	Yes
Security System:	Yes + cameras, currently monitored by Habitec
Overhead Doors:	Yes – small overhead door with dock leveler in rear loading area
Sprinklers:	No
Signage:	Yes – facia & monument

BUILDING INFORMATION

Current Occupant:	Sautter's Food Center (owner)
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	No
Key Available:	Arrange with listing agent

2026 REAL ESTATE TAXES

Parcel:	91-08804
Assessor Number:	32019039
Total Taxes:	\$15,726.13
Land value:	\$65,700
Improvement value:	\$473,400
Total value:	\$539,100

NOTE: No other personal property is included. No inventory, vehicles or supplies are included.

Comments:

- .87 miles to US-24, Exit 63. 7.1 miles to I-475/US-23, Exit 68.
- Well and septic system.
- LED lighting.
- Personal property for sale separately. Over \$600,000 in upgrades in meat cases, refrigeration, mechanicals – 2025-present.
- The property is a well-established, neighborhood supermarket.
- The market has operated as a staple retail destination for generations (opened in 1971). The property location has a proven history of retail use.
- The site offers excellent potential for continued grocery operations, specialty food retail or adaptive reuse for another neighborhood servicing concept. Its established presence, visibility and connection to the surrounding residential base makes the supermarket building a compelling opportunity for buyers seeking a property with character, stability and built in goodwill.
- Small metal storage addition in rear.

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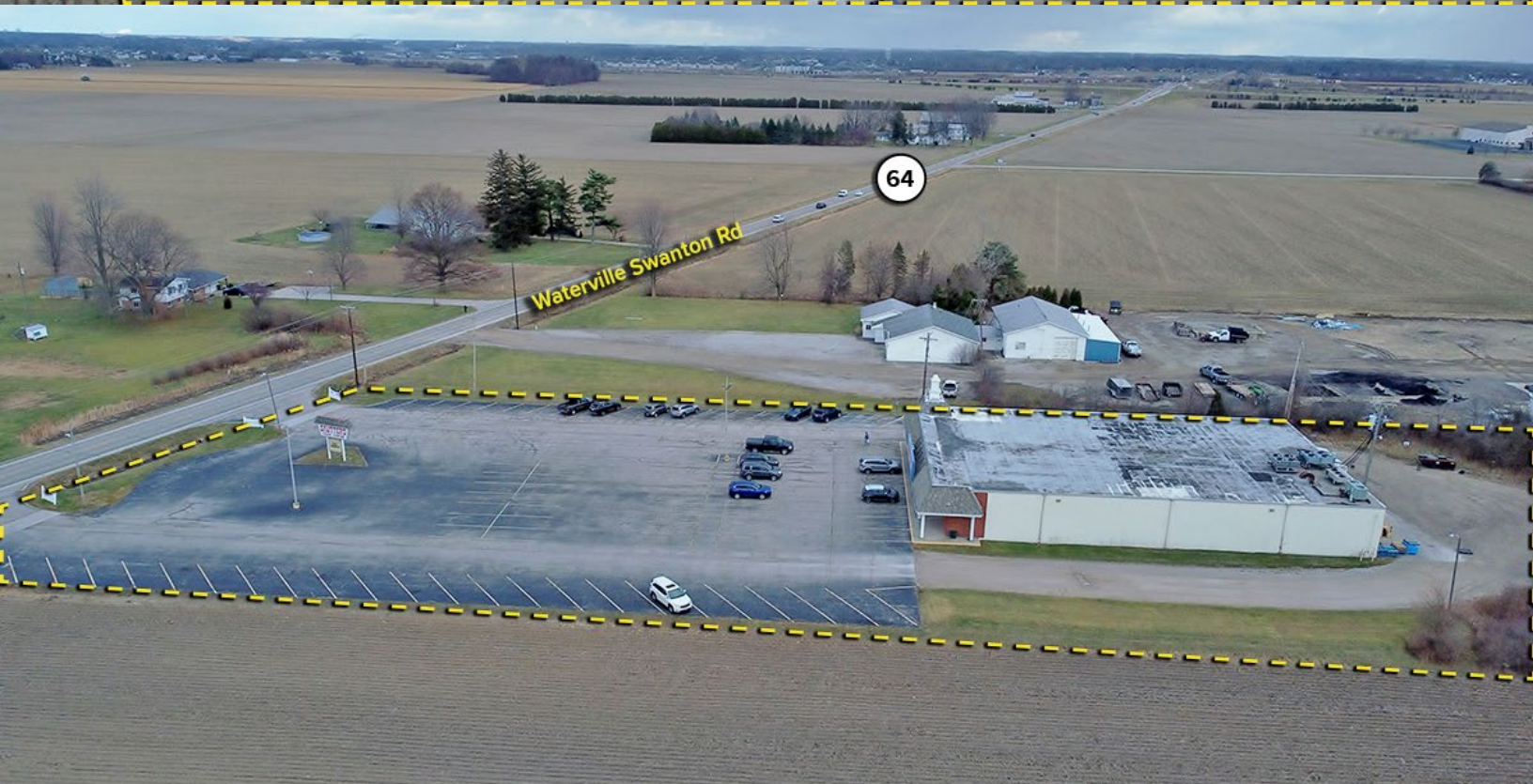
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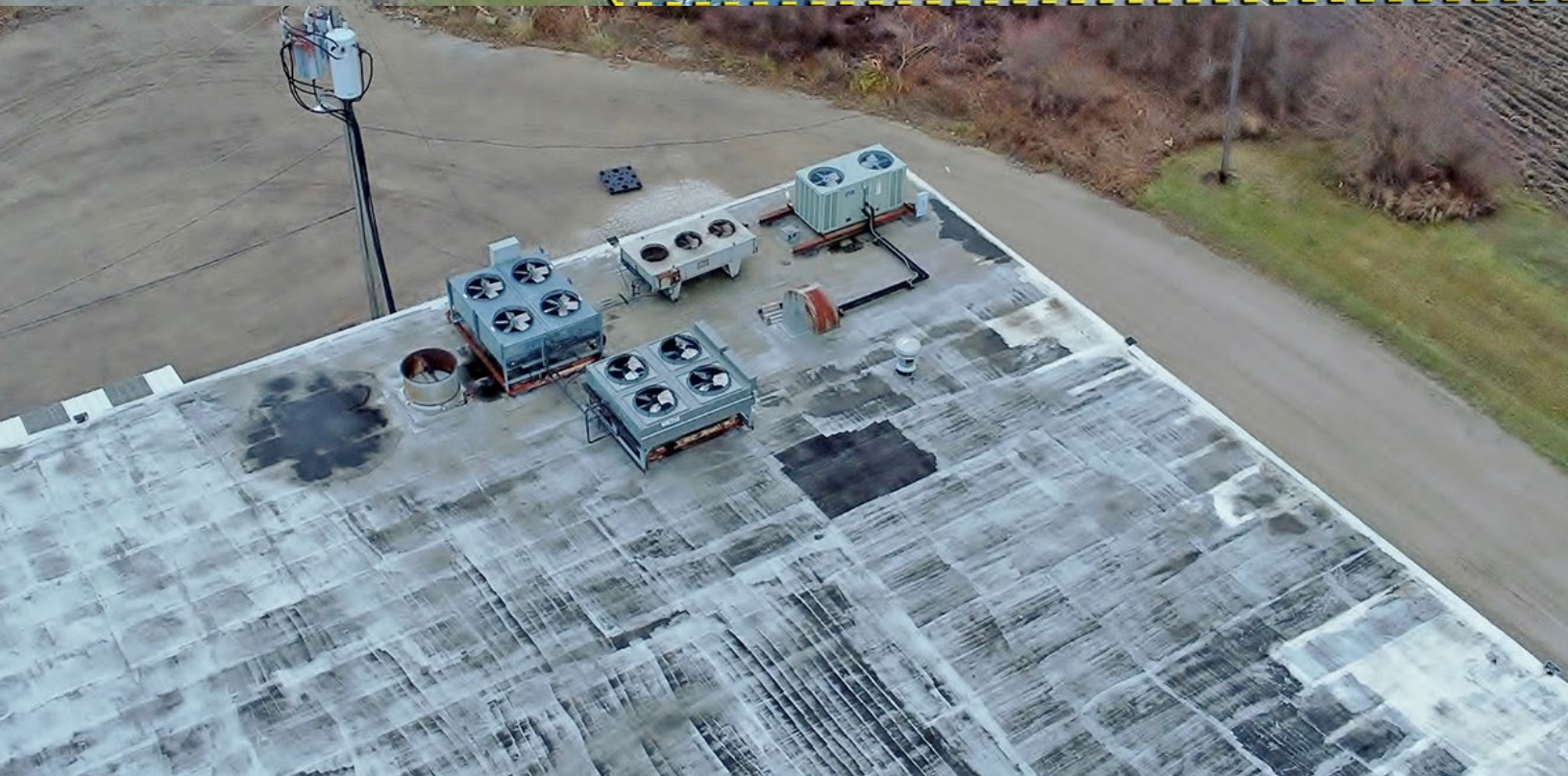
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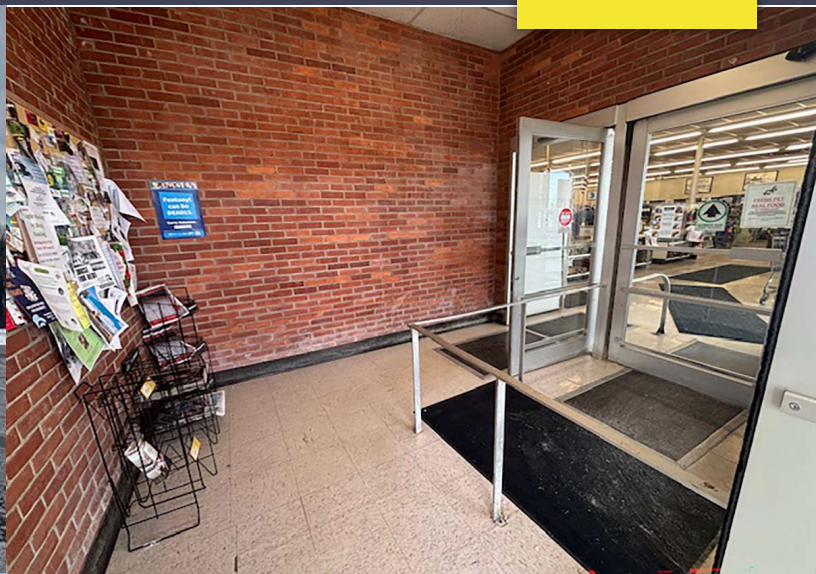
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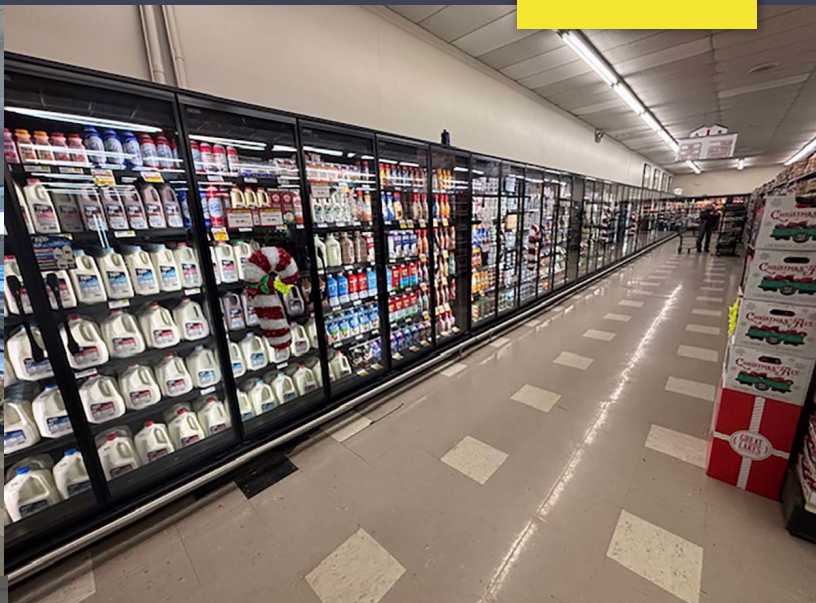
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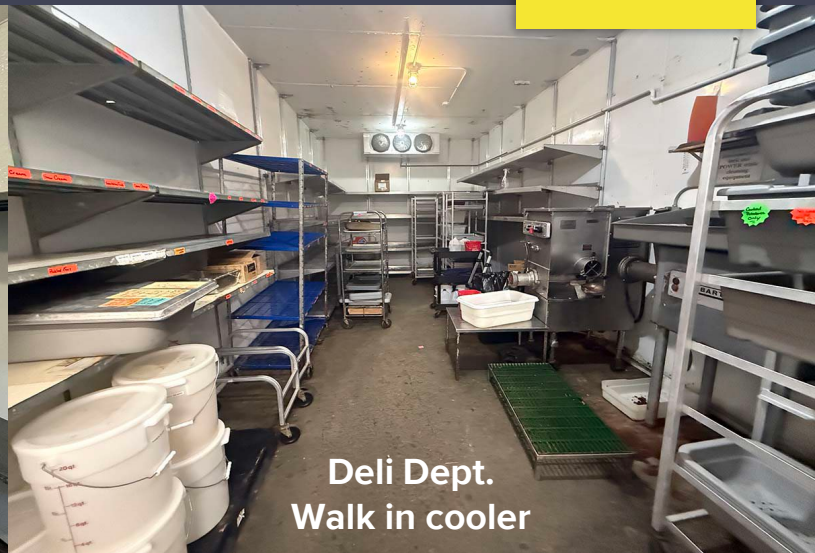
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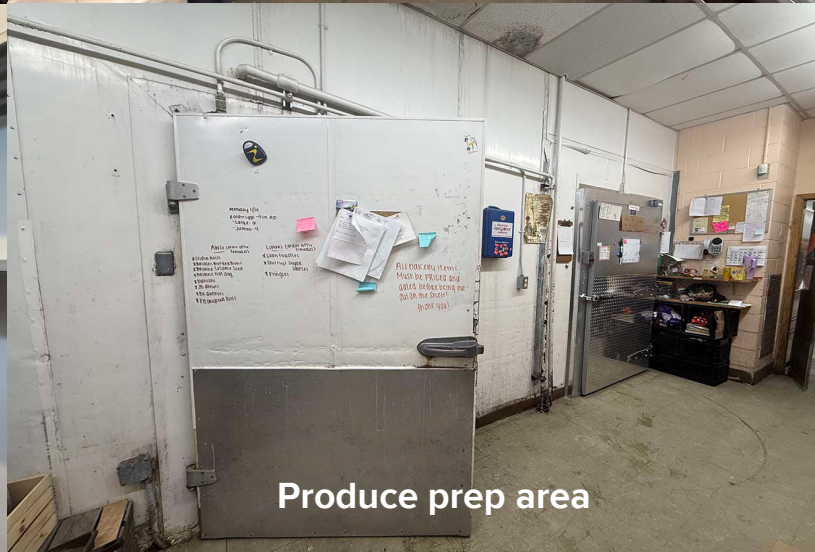
Walk in freezer



Deli Dept.
Walk in cooler



Produce Dept.
Walk in refrigerator



Produce prep area



Deli Dept.
Walk in freezer



Deli Dept.

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Storage/back stock room



Mezzanine

Storage/back stock room



Box crusher/bailer



Overhead door



Small overhead door
with dock leveler

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Sautters Food Center, Inc.
Waterville Information
November 2025

Num	Description	InServ	Cost
Utilities			
Electric			
	First Energy Solutions	10/28/24	87.46
	First Energy Solutions	12/02/24	4,220.70
	First Energy Solutions	11/26/24	87.11
	First Energy Solutions	01/31/25	4,203.36
	First Energy Solutions	01/29/25	87.46
	First Energy Solutions	03/04/25	4,476.08
	First Energy Solutions	02/27/25	86.68
	First Energy Solutions	06/24/25	82.79
	First Energy Solutions	07/01/25	5,501.00
	First Energy Solutions	08/27/25	82.14
	First Energy Solutions	01/02/25	3,941.30
	First Energy Solutions	12/27/24	87.11
	First Energy Solutions	04/02/25	4,827.54
	First Energy Solutions	03/28/25	85.32
	First Energy Solutions	05/01/25	4,384.18
	First Energy Solutions	04/28/25	84.61
	First Energy Solutions	05/30/25	4,671.81
	First Energy Solutions	05/27/25	82.77
	First Energy Solutions	07/30/25	6,089.02
	First Energy Solutions	07/22/25	82.66
	First Energy Solutions	09/03/25	6,268.18
	First Energy Solutions	09/26/25	80.81
Total Electric			<u>49,600.09</u>
Gas			
	Columbia Gas	10/08/24	25.43
	Columbia Gas	11/15/24	23.73
	Columbia Gas	11/27/24	24.37
	Columbia Gas	01/06/25	496.46
	Columbia Gas	02/07/25	738.01
	Columbia Gas	03/11/25	207.59
	Columbia Gas	04/07/25	79.69
	Columbia Gas	05/07/25	54.25
	Columbia Gas	06/05/25	31.92
	Columbia Gas	07/07/25	35.90
	Columbia Gas	08/08/25	31.06
	Columbia Gas	09/05/25	31.06
Total Gas			<u>1,779.47</u>
Water			
	Village of Whitehouse	10/15/24	89.87
	Village of Whitehouse	11/15/24	89.87
	Village of Whitehouse	12/16/24	89.87
	Village of Whitehouse	01/15/25	89.87
	Village of Whitehouse	02/18/25	102.81
	Village of Whitehouse	03/17/25	102.81
	Village of Whitehouse	04/15/25	102.81
	Village of Whitehouse	06/05/25	102.81
	Village of Whitehouse	06/08/25	102.81
	Village of Whitehouse	07/16/25	102.81
	Village of Whitehouse	08/08/25	102.81
	Village of Whitehouse	09/15/25	102.81
Total Water			<u>1,181.96</u>

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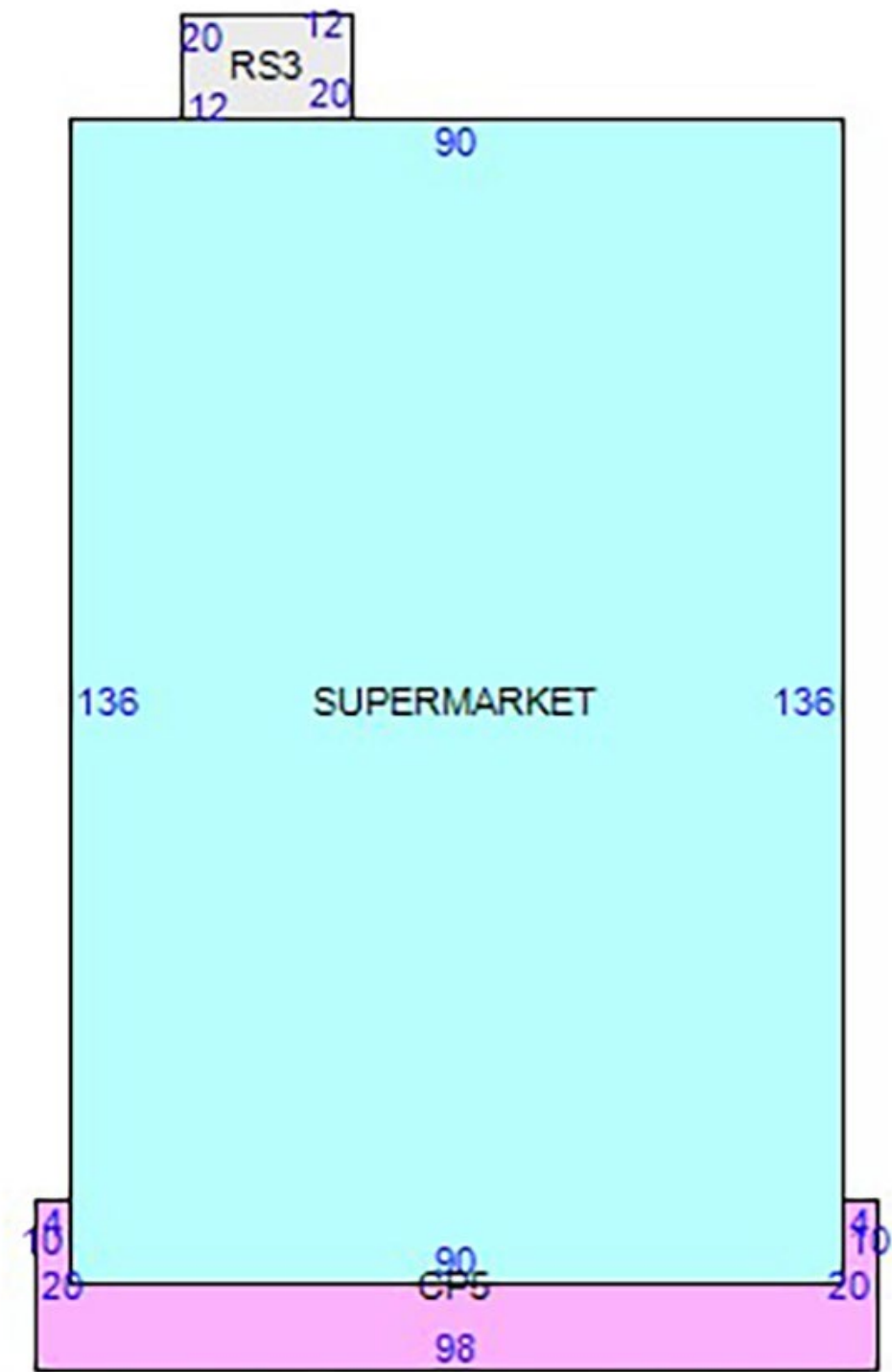
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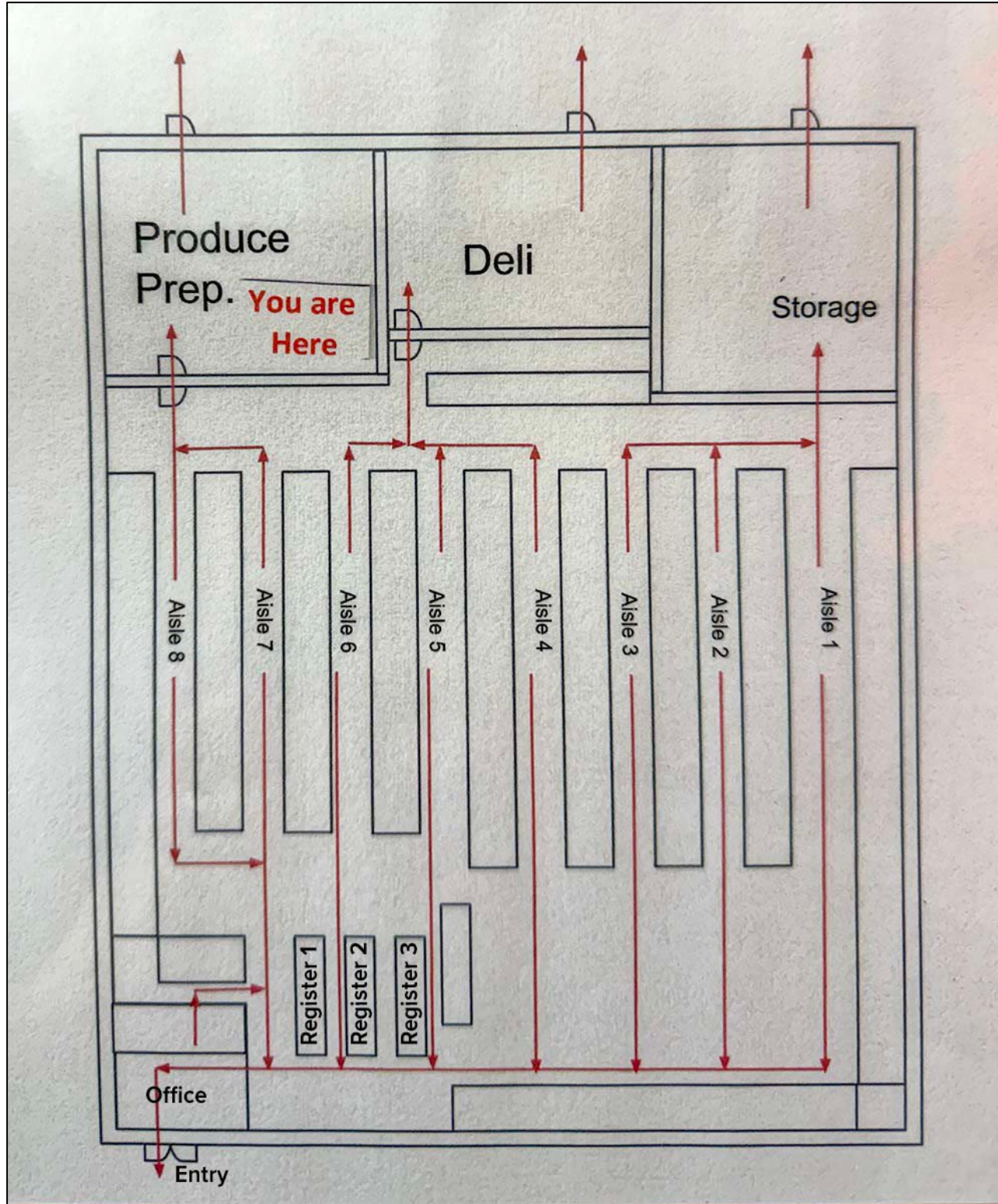
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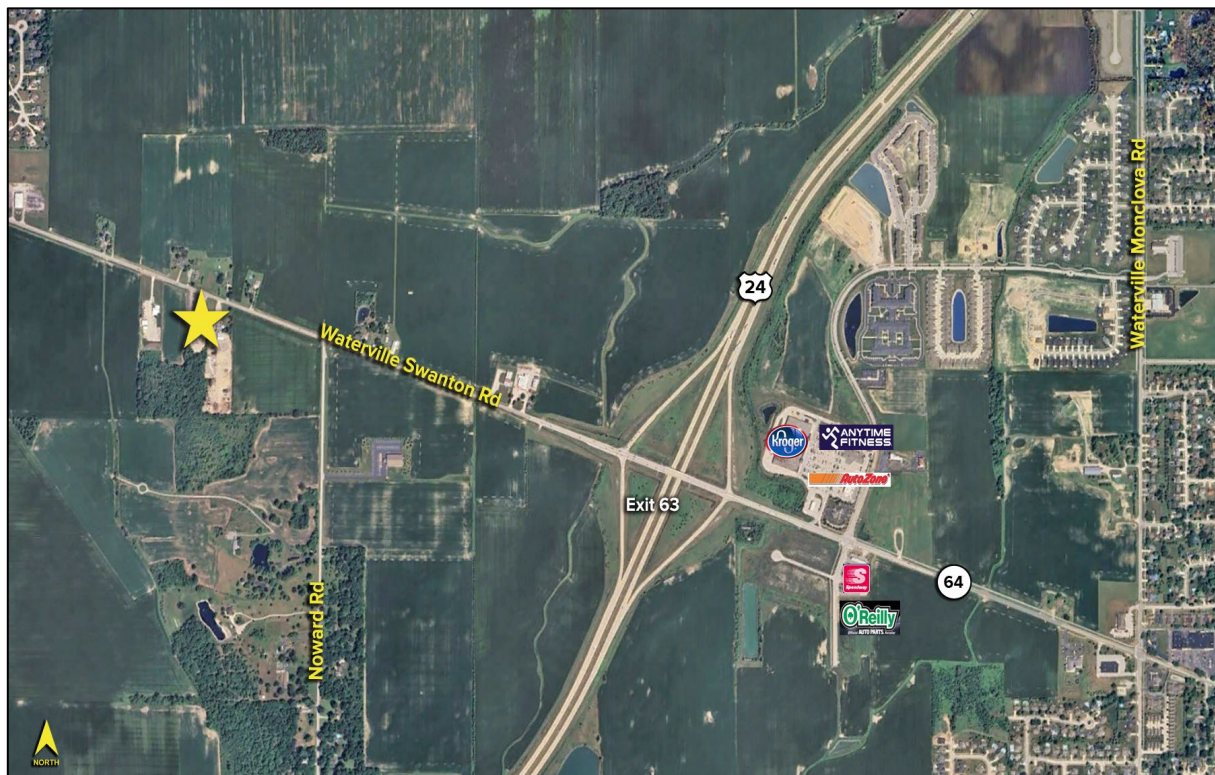
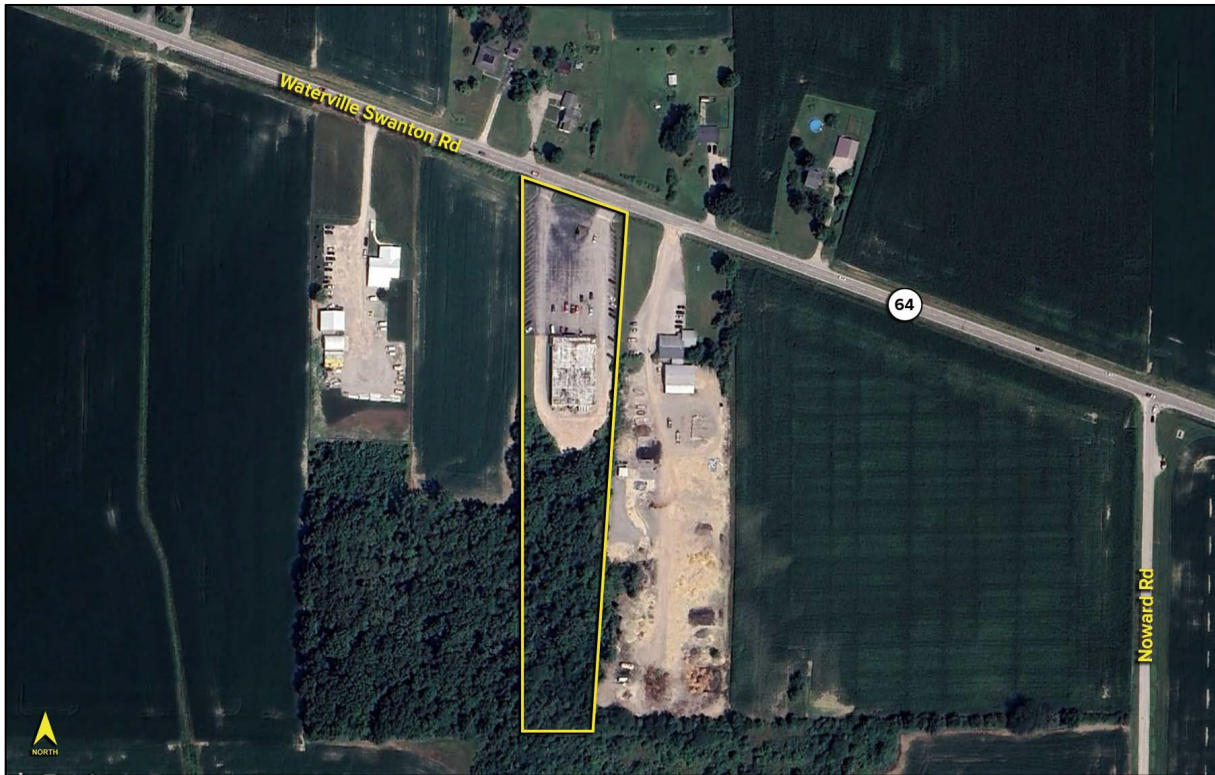
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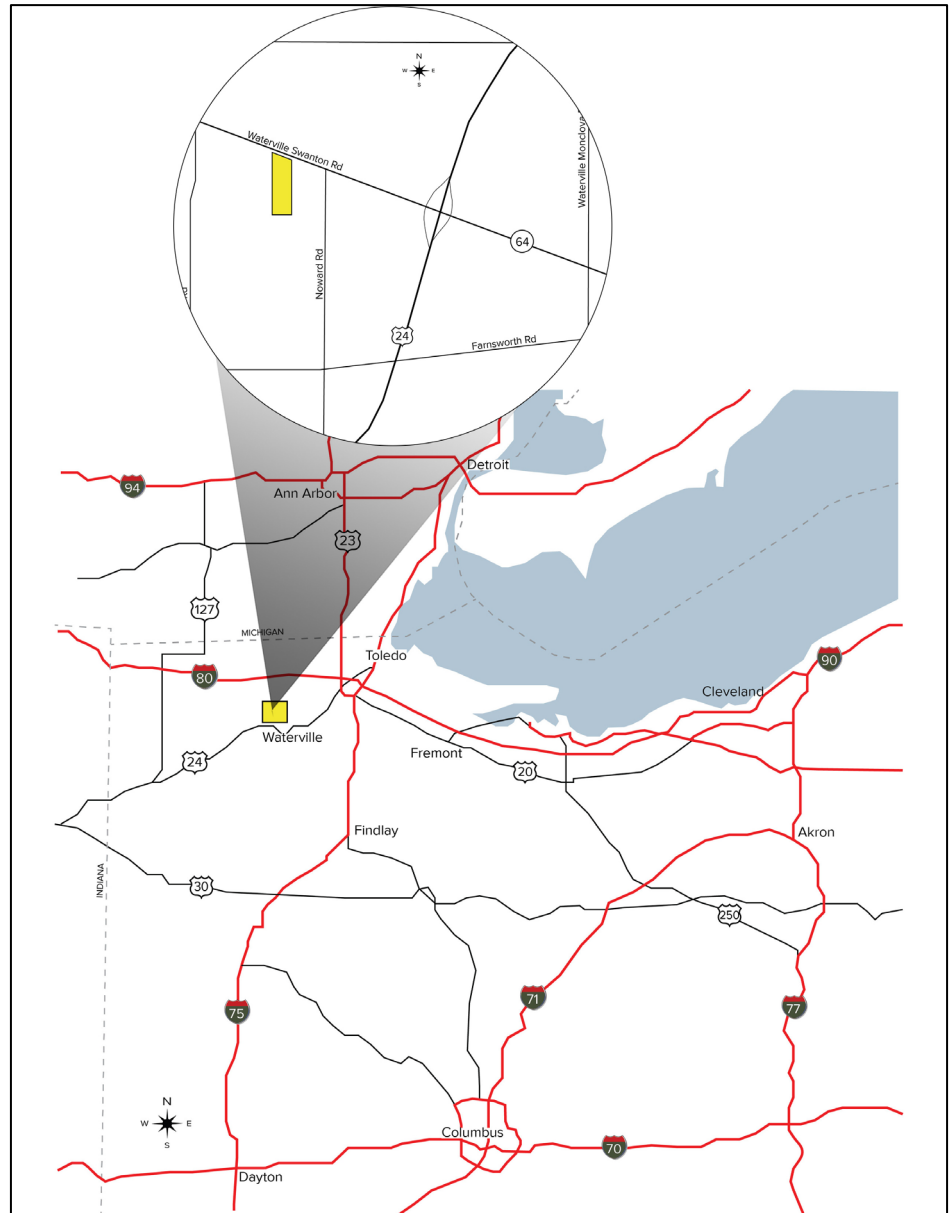
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Maumee – 9 mi
Monclova – 5.8 mi
Waterville – 2.9 mi
Whitehouse – 1.7 mi
Neapolis – 6.7 mi
Grand Rapids – 11 mi
Perrysburg – 10 mi



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	993	\$155,893
3 MILE	15,740	\$119,918
5 MILE	32,903	\$127,509

TRAFFIC COUNTS (TWO-WAY)	
WATERVILLE SWANTON RD	10,454 (2025)
US-24	29,239 (2024)

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