

Siefker Real Estate & Auction Co.

LARGE COMMERCIAL BUILDING FOR SALE

> **EXCEPTIONAL OPPORTUNITY** <

5,850 SF COMMERCIAL BUILDING BUILT in 2005

Located on a 66' x 132' lot @ 205 W. Second St., Delphos, OH 45833

FRONTAGE on SECOND & CANAL STREETS in DELPHOS CORP.



Owner: **RELIABLE PLUMBING & HEATING**

..... Listing Price; \$ 495,000.00

Shown By Appointment Contact:

AARON SIEFKER, BROKER

Office: (419) 538-6184

Mobile: (419) 235-0789

E-Mail: asiefker@bright.net

View on the web @ www.siefkerauctions.com

Siefker Real Estate & Auction Co. * Ottawa, OH

5,850 SF COMMERCIAL BUILDING

Reception/ Showroom * Warehouse/ Shop/ Parts Area * Offices * Restrooms



BUILT NEW in 2005 ~ 5,850 SF COMMERCIAL BUILDING

- ❖ 66' x 132' Lot at 205 W. Second St. Delphos, Ohio
- ❖ Zoned Commercial
- ❖ In Delphos Corporation
- ❖ Frontage on Second Street & Canal Street
- ❖ Delphos Schools
- ❖ American Electric Power/ Natural Gas
- ❖ City Water / Sewer/ Floor Heat Central Air
- ❖ Real Estate Taxes \$1,905.61 per half year
 - ❖ 5,850 SF Commercial Building 65' x 90' Built 2005
 - 4,200 +/- SF Warehouse/ Parts & Workshop Area
 - 1,650 +/- SF Sales Office, Reception/ Showroom & Restrooms
- ❖ (2) Restrooms, Mechanical Room, Phone System
- ❖ Overhead Doors w/ Openers



For Further Info or Private Showing Contact:
AARON SIEFKER, Broker (419)-235-0789



Information believed correct but not warranted

Siefker Real Estate & Auction Co. * Ottawa, OH



Showroom/ Reception



Reception



Sales Office



Workshop



Workshop



Warehouse/ Tool Room



Warehouse



Parts Room



Parts Room

..... LISTING PRICE: \$ 495,000.00

THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!

Contact:

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For More Information or Showings Contact:

AARON SIEFKER, Broker

419-538-6184 Office 419-235-0789 Cell

View on Web @ www.realtor.com or www.siefkerauctions.com



SIEFKER REAL ESTATE & AUCTION CO. LTD
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On the web @ www.siefkerauctions.com

Investment Opportunity

COMMERCIAL BUILDING FOR SALE

205 W. Second St. Delphos, OH 45833

**For Private Showing
Contact:
AARON SIEFKER**

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AARON SIEFKER
Ohio Real Estate Broker
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