

Siefker Real Estate & Auction Co.

**LARGE COMMERCIAL BUILDING & TURNKEY BUSINESS
FOR SALE**

> EXCEPTIONAL OPPORTUNITY <

5,850 SF COMMERCIAL BUILDING BUILT in 2005

4,500 ACTIVE CUSTOMER TURNKEY BUSINESS

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

..... Call for Pricing

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
- ❖ Full Inventory of Plumbing & Heating Tools, Shop Equipment, Parts,
- ❖ Service & Delivery Vehicles / All Furniture & Fixtures, Forklifts Included
- ❖ 4,500 Active Customers



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

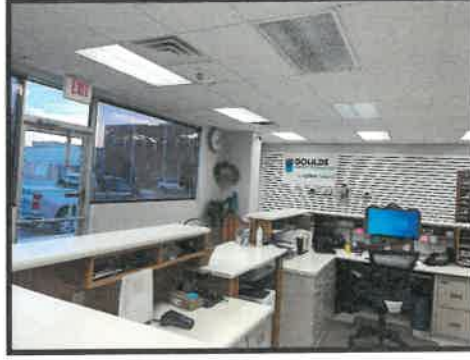


Information believed correct but not warranted

Siefker Real Estate & Auction Co. * Ottawa, OH



Showroom/ Reception



Reception



Sales Office



Workshop



Workshop



Warehouse/ Tool Room



Warehouse



Parts Room



Parts Room

..... **CALL FOR PRICING**

THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!

Contact:

Siefker Real Estate & Auction Co. * Ottawa, OH

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