

# Client Detail Report

Listings as of 01/27/11 at 9:58am

<b>Active 01/11/11</b>	<b>Listing # 20110220</b> <b>County: Erie</b>	<b>3207 Campbell St Sandusky, OH 44870</b> <b>Cross St: Stoneway Dr.</b>	<b>Listing Price: \$369,000</b>
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[See Additional Pictures](#)

<b>Prop Type</b>	Commercial	<b>Prop Subtype(s)</b>	Office,Retail
<b>Area</b>	Perkins	<b>Township</b>	Perkins
<b>Year Built</b>	1975	<b>Approx Square Feet</b>	5480 Owner
<b>Parcel ID</b>	3204744001	<b>Price/Sq Ft</b>	\$67.34
<b>Lot Acres (approx)</b>	1.262	<b>Lot Sq Ft (approx)</b>	54973

**Marketing Remark** Ready to move-in today! The interior has been meticulously maintained. Interior features ideal for medical or spa facility. Although not shown on the county auditor areals, there is an access easement for driveway and parking for this property. Located centrally in Erie County for easy access. Lease option available: \$8.00 per sq. ft. NNN. Call for further details.

<b>Zoning</b>	442 - Medical Clinic	<b>Property Description</b>	Prime for Doctor office or Hair Salon
<b>Office Sq. Ft.</b>	5480	<b>Retail Sq. Ft.</b>	5480
<b>Sq. Ft. Price</b>	8	<b>Lot Dimensions</b>	Irregular
<b>Construction</b>	Brick	<b>Roof</b>	Flat
<b>Zoning</b>	Office	<b>Heat</b>	Gas
<b>Air Conditioning</b>	Central	<b>Sewer</b>	Public
<b>Water</b>	Public	<b>Restrooms</b>	Yes
<b>Flood Plain</b>	Unknown	<b>Soil Erosion</b>	Unknown
<b>Financial Information</b>		<b>Tax Year</b>	2010
<b>1/2 Year Taxes</b>	2618	<b>Possession</b>	At Closing
<b>Extras</b>	Frontage Exposure, Security System		

**Presented By:**

**Edmond A Hoty**

**Edmond Hoty Real Estate**

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U.S. Patent 6,910,045

