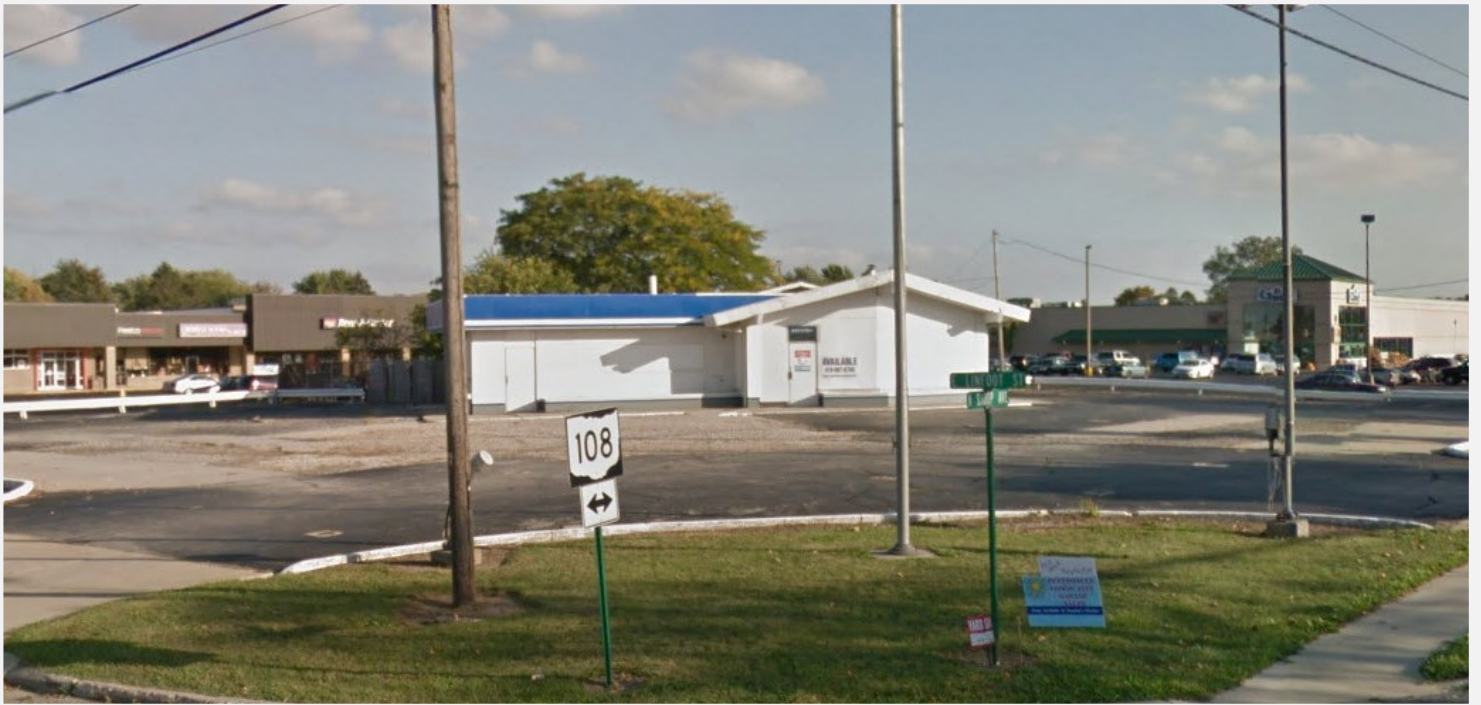




Commercial Real Estate **FOR SALE 0.65± ACRES**

**Asking Price: \$165,000**

850 N. Shoop Ave. Wauseon, OH 43567



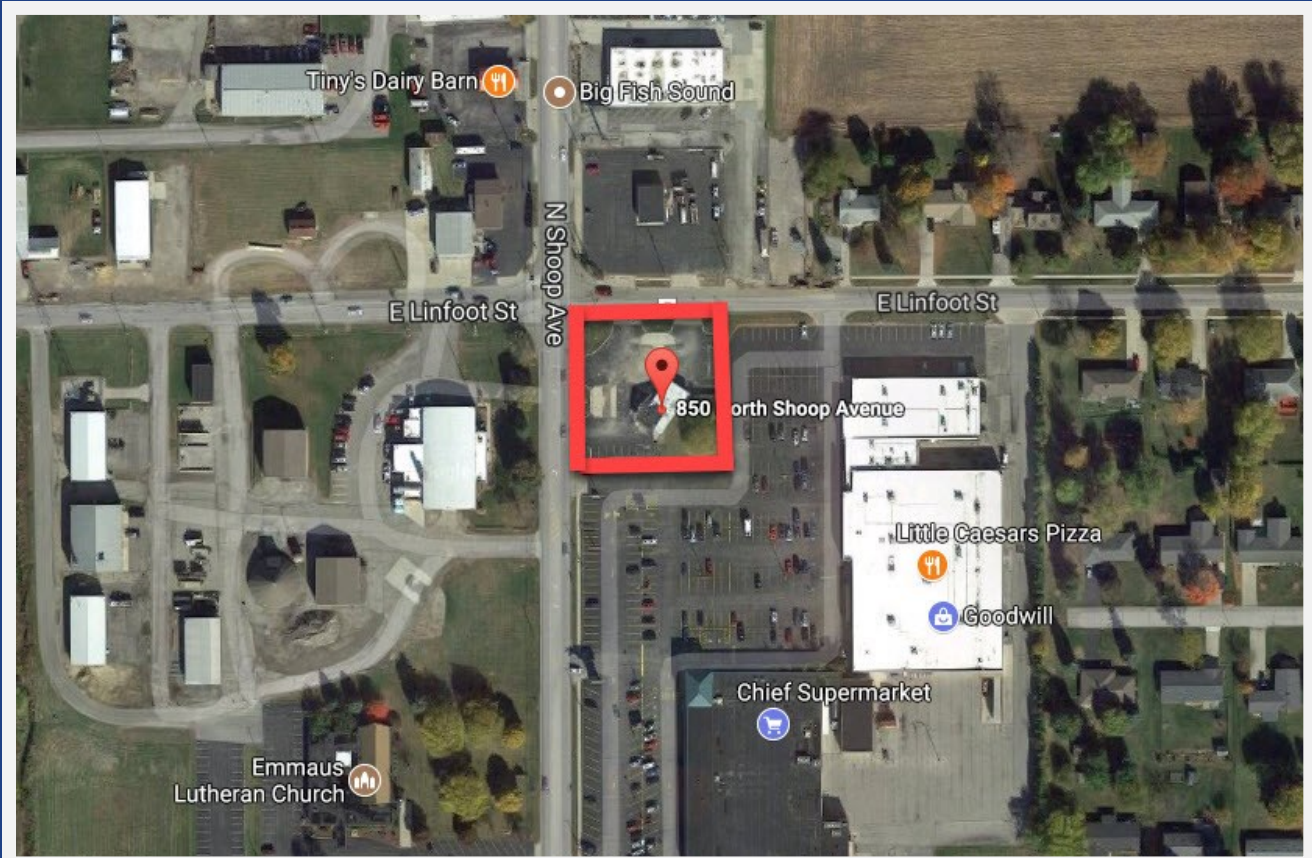
### Property Description

This property is located in the heart of Wauseon on Route 108. The building is ~1800 ft. and features two services bays which makes the property have immense potential for a multitude of businesses.

MPC Unit 2868



## Aerial Photo



## Property Information

- Lot Size: Approx. 0.65 Acres
- Zoning: Commercial
- City Utilities: Water, Sewer, Gas, Electric



## Property Boundaries



## Surrounding Properties

- O'Reilly Auto Parts
- Chief Supermarket
- Arby's
- Shaw's Clothing
- Goodwill
- Tiny's Dairy Barn