

**1508 W State St. (Hufford Insurance)**  
**2,112 Sq Ft**  
**\$ 132,000.00**

**Building Address:** 1508 W. State St.  
**Community:** Fremont  
**Available Sq Ft:** 2,112  
**Ceiling Height Max:** 10  
**Rail:** No  
**Sale:** Yes  
**Lease:** Yes  
**Multi-tenant:** Yes

**Contact Name:** Mike Jay  
**Organization:** Fremont Economic Development  
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**Address:** 1508 W. State St.  
**Community:** Fremont  
**County:** Sandusky  
**State:** Ohio

**Photo:** No  
**Drawing:** No

**Building Features**

<b>Total Sq Ft:</b>	2,112	<b>Year Built:</b>	1900
<b>Available Sq Ft:</b>	2,112	<b>Condition:</b>	Very Good
<b>Building Location:</b>		<b>Parking:</b>	8
<b>Office Sq Ft:</b>	2,112	<b>Former Use:</b>	Office & Residential
<b>Dimensions:</b>		<b>Multi-tenant:</b>	Yes
<b>Column Spacing:</b>		<b>Truck Docks:</b>	0
<b>Ceiling Height Max:</b>	10	<b>Drive-in Doors:</b>	0
<b>Ceiling Height Min:</b>	8	<b>Crane:</b>	No
<b>Number of Floors:</b>	2	<b>Zoning:</b>	Commercial
<b>Floor Type:</b>	Carpet/Linoleum	<b>Industrial Park:</b>	No
<b>Wall Type:</b>	Drywall/Paneling	<b>Acreage:</b>	0
<b>Roof Type:</b>	Shingles	<b>Additional Acreage:</b>	0
<b>Sprinkler System:</b>		<b>Sale Price:</b>	\$ 132,000.00
<b>Lease Price per Sq Ft:</b>	\$ 0.00		

**Utilities**

<b>Electric Supplier:</b>	AEP	<b>Primary Voltage:</b>	
<b>Gas Supplier:</b>	Columbia Gas	<b>Secondary Voltage:</b>	
<b>Water Supplier:</b>	City of Fremont	<b>Main Size:</b>	
<b>Sanitary Sewer:</b>	City of Fremont	<b>Pressure:</b>	
<b>Storm Sewer:</b>	City of Fremont	<b>Main Size:</b>	
<b>Telecommunications:</b>		<b>Location:</b>	

**Transportation**

<b>Interstate:</b>	I80/90	<b>Distance in Miles:</b>	0.0
<b>Highway:</b>	US 20	<b>Distance in Miles:</b>	0.0
<b>Commercial Airport:</b>	Toledo Express	<b>Distance in Miles:</b>	45.0
<b>Local Airport:</b>	Sandusky County Regional	<b>Distance in Miles:</b>	10.0
<b>Water Port:</b>	Toledo	<b>Distance in Miles:</b>	0.0
<b>Rail:</b>	No	<b>Siding:</b>	N/A

**Local Property Taxes**

<b>Tax District:</b>	Fremont CSD
<b>Real Property Tax:</b>	\$ 0.00

**Comments**

High traffic area. Good Visibility. Listing agent: Jim Hufford, Hufford Insurance & Financial Services. Office Tel: 419.334.6900 Cell#: 419.680.5046