

# RETAIL FACILITY

125 W. WATER STREET  
PIQUA, OH 45356



## Property Highlights:

**Square Feet:** 43,400 SF

**Sale Price:** \$649,000

**Lease Rate:** \$7,500/ Month NNN

✔ Great for Retail or Development  
to Residential Lofts!

- ✔ US-36 Major Piqua Artery
- ✔ New Roof 2023
- ✔ Fully Air-Conditioned Floor 1 & 2
- ✔ Redevelopment/ Opportunity Zone
- ✔ Adjacent to City Hall
- ✔ Huge Parking Lot + Employee Parking
- ✔ Gigantic Showroom Windows
- ✔ Building Adjacent to Piqua's downtown redevelopment



### Tim Echemann

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## 125 W. WATER STREET PIQUA, OH 45356

**Land:** 0.3700 Acres

**Construction Type:** Block

**Roof Age:** 1 Year

**Zoning:** D-GX; Downtown General Mixed Use

**Lighting:** T-8

**Column Spacing:** 13' x 21'

**Sprinkler System:** Wet

**Utilities:** City Water, Sewer, & Natural Gas

**Clear Height:** 1st Floor: 15' (Air Conditioned)

2nd Floor: 12' (Air Conditioned)

3rd Floor: 10'

4th Floor: 12'

**Building Dimensions:** 150' x 72'

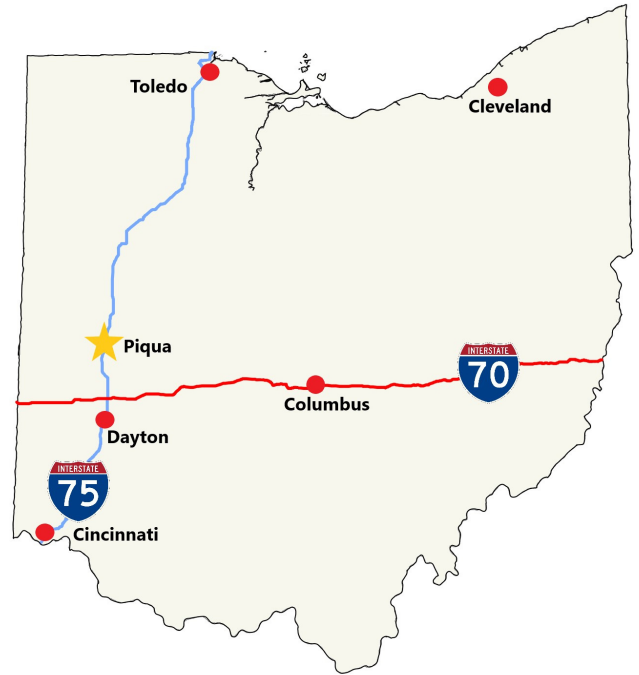
**HVAC Plant:** Furnace

**Parcel Number:** N44-001910

**Annual Taxes:** \$4,122.50

**Parking Spaces:** 15 Private Parking Spaces + Huge City Parking Adjacent

**Sprinkler System:** Yes



Scan for more info



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Redevelopment Downtown River Front



Future Apartments

City Hall



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