

933 – 935 N. SUMMIT STREET
TOLEDO, OH 43604

COMMERCIAL BUILDING FOR SALE
11,790 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

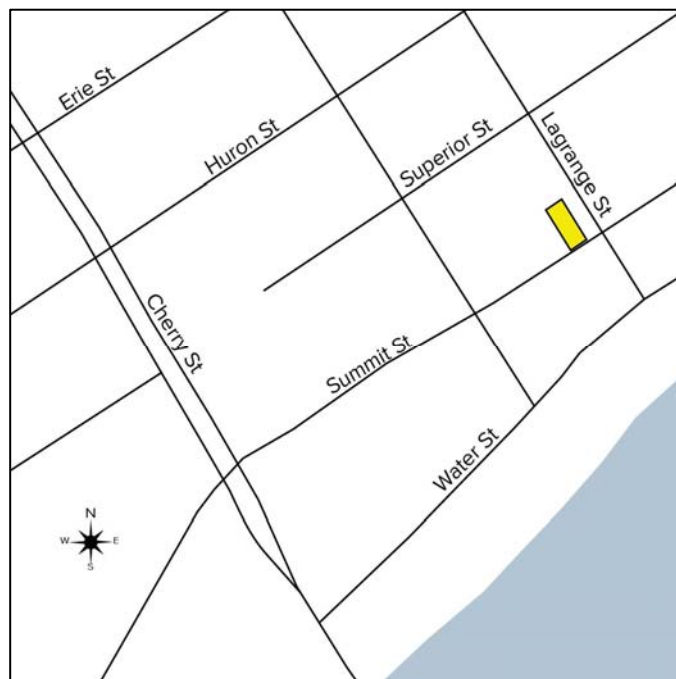
DOWNTOWN SUMMIT STREET

**OPPORTUNITY
ZONE**



GENERAL INFORMATION

Price:	\$99,999
Building Size:	11,790 Square Feet
Number of Stories:	2
Year Constructed:	933 Summit – 1887 935 Summit - 1908
Condition:	Poor
Lot Dimensions:	40' x 132'
Acreage:	0.12
Closest Cross Street:	Lagrange Street
County:	Lucas
Zoning:	CR Regional Commercial
Parking:	On street
Curb Cuts:	Alley in rear
Street:	4 lane, 2 way



For more information, please contact:

ROB KELEGHAN, SIOR
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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Masonry
Roof:	Flat – needs replacement
Lighting:	Fluorescent
Floors:	Concrete
Floor Coverings:	No
Ceiling Height:	10'
Basement:	Yes
Heating:	None
Air Conditioning:	None
Power:	Removed
Restrooms:	No
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia

2021 REAL ESTATE TAXES

TD:	15
Parcels:	43214
Assessor Number:	01-037-004
Taxes:	\$939.32

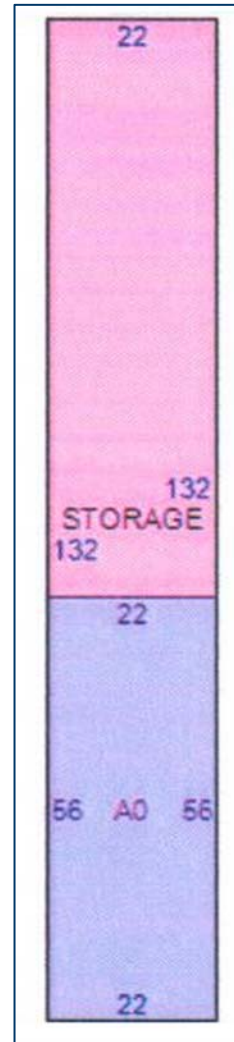
Comments:

- Former speakeasy in basement.
- Needs complete rehab.
- Located on the rapidly improving Summit Street.
- The property is in a Q.O.Z. – Qualified Opportunity Zone. Consult your tax professional about Q.O.Z. benefits.

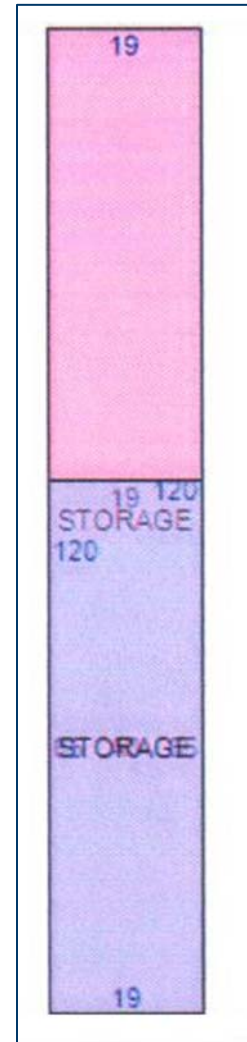
BUILDING INFORMATION

Current Occupant:	None – building is vacant
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	Lockbox

Note: All parties entering the building must execute an Assumption of Risk Agreement and provide proof of funds for renovation.



933 Summit



935 Summit

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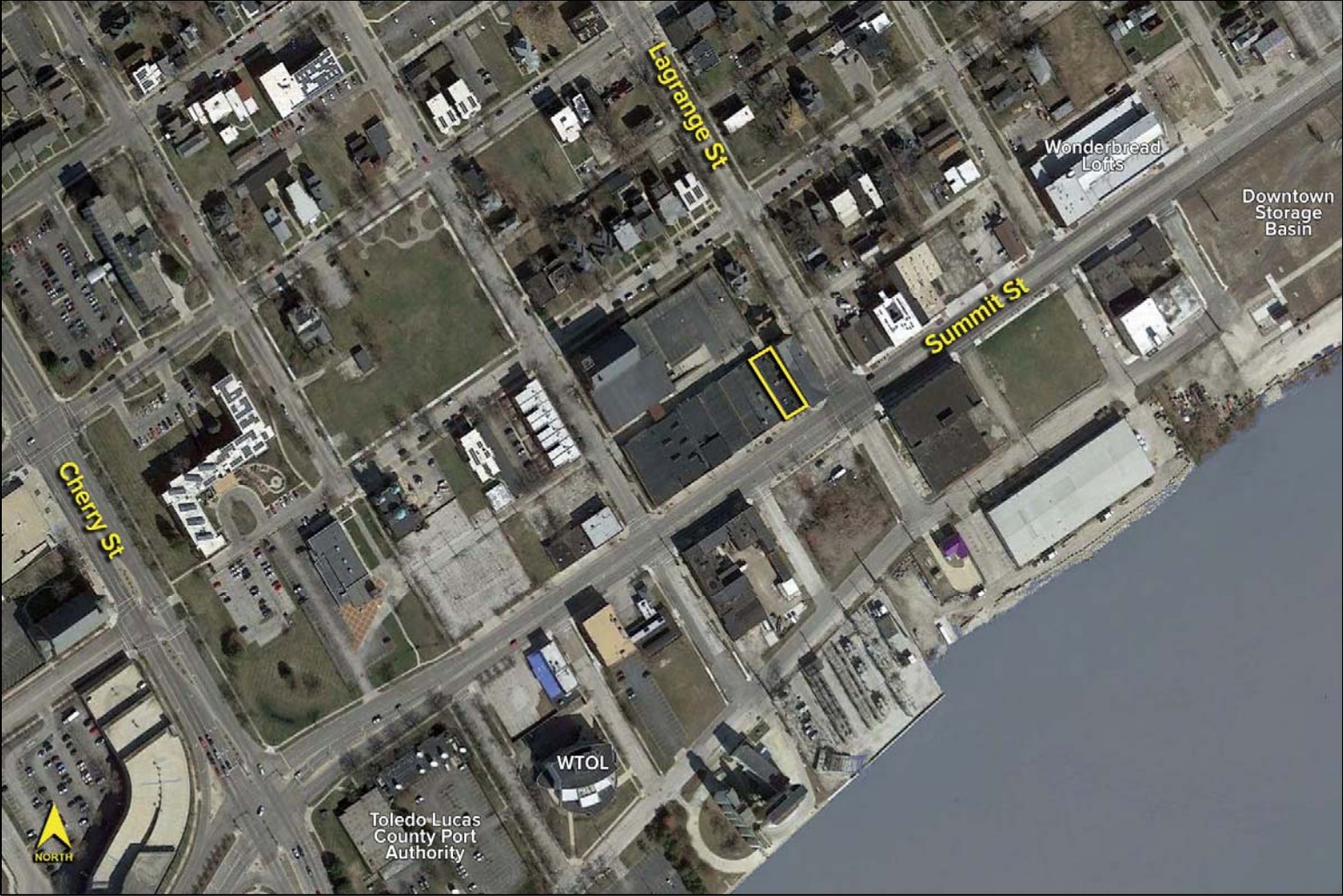
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Aerial Map



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Opportunity Zone Map

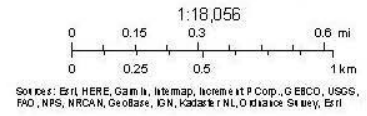
NMTC Qualified:	Yes
Qualified Opportunity Zone:	Yes
Population:	1,577
Median Income (%):	4.93
Poverty Rate (%):	77.90
Unemployment Rate (%):	41.10
Metro Designation:	Metropolitan
Tract Unemployment to National Unemployment Ratio:	4.95

933 N. Summit Street



November 29, 2018 8:44:26 AM

- | 2011-2015 Census Tracts | | Designated Opportunity Zone Tracts | |
|-------------------------|-----------------------|------------------------------------|-------------------------|
| | Census Tracts | | Opportunity Zone Tracts |
| | NMTC Qualified Tracts | | Census Tracts |
| | | | State Census Boundaries |



Sources: Esri, HERE, Garmin, Intermap, Inetec, IP Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

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Downtown Storage Basin



View looking east



View looking west



Toledo Waterways Initiative Phase II
DOWNTOWN STORAGE BASIN



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Directly adjacent to new 2021 redevelopment



FOR MORE INFORMATION

Check out the redevelopment website at:
www.gatewayatlowertown.com

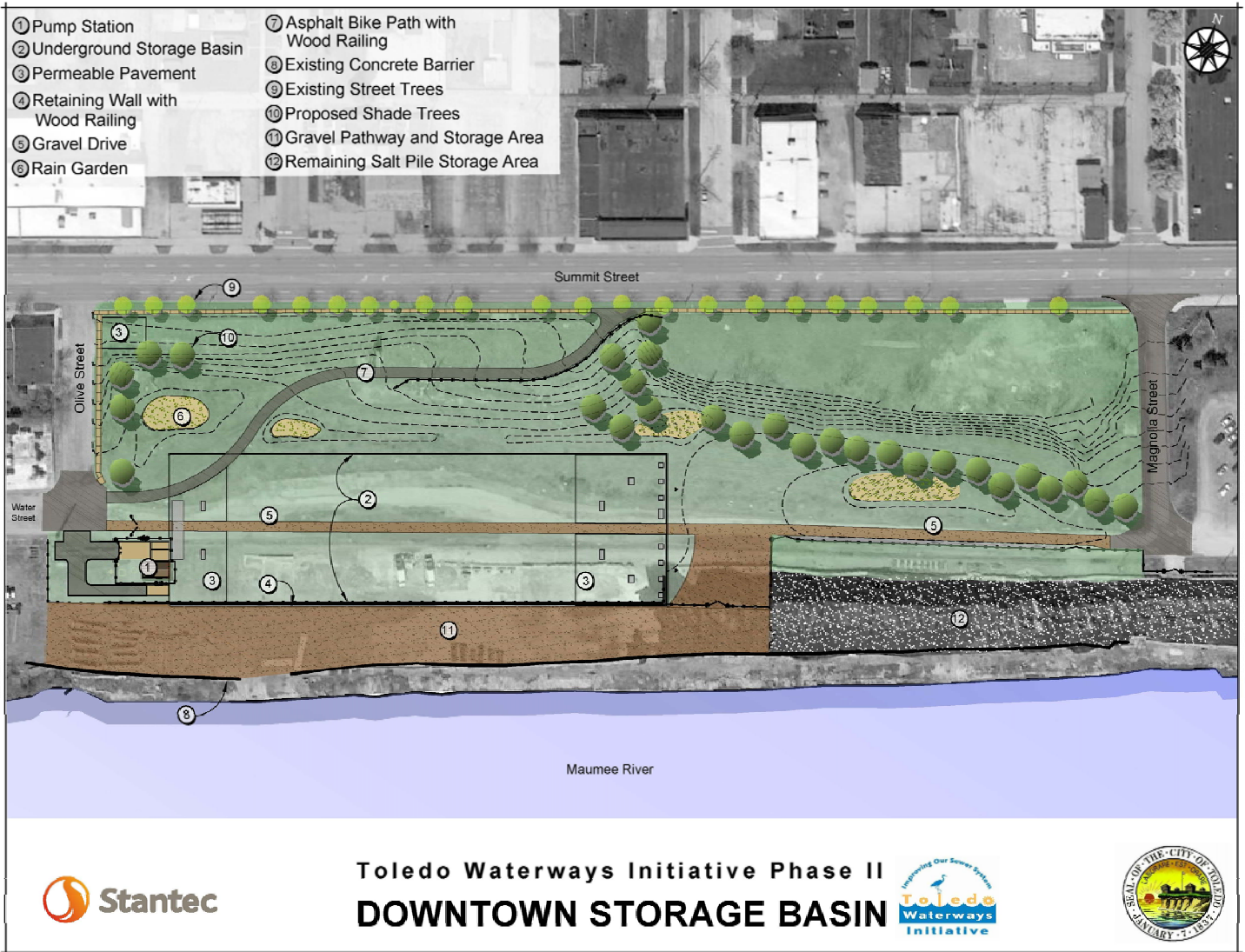


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Downtown Storage Basin



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