

2294 ALBION ST. & 1301 MILBURN AVE.  
TOLEDO, OHIO 43606

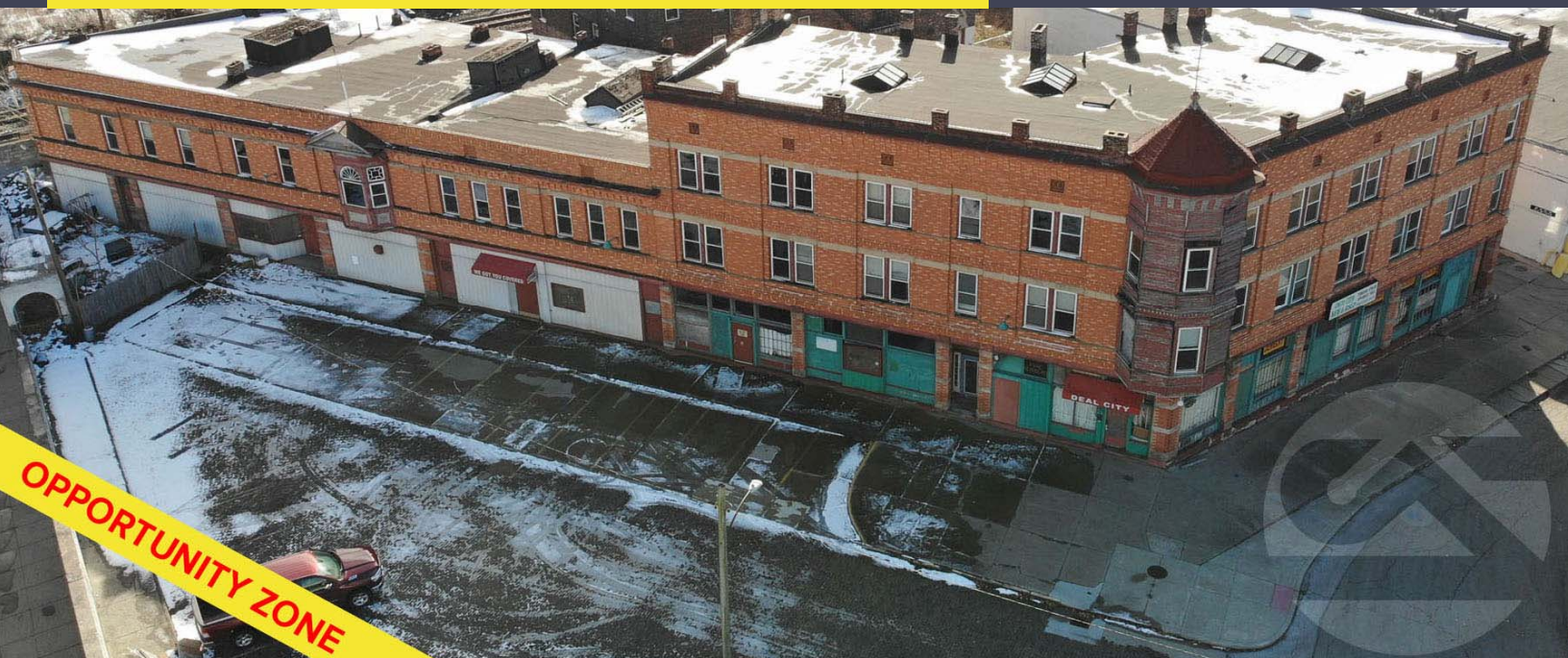
MIXED USE BUILDING FOR SALE  
39,355 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**LAND BANK ORDERED SALE**



## WEST TOLEDO REDEVELOPMENT OPPORTUNITY

### GENERAL INFORMATION

Sale Price:	\$125,000
Number of Units:	Approx. 12 + commercial space
Building Size:	39,335 SF
Year Constructed:	1900-1901
Condition:	Varies – fair to poor
Lot Size:	0.78 acres
County:	Lucas
Zoning:	10-MX – Mixed Zoning
Parking:	Approx. 20 cars
Curb Cuts:	2
Street:	4 lane, 2 way with center turn



For more information, please contact:

**ZACK LIBER**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680-7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 2294 Albion Street, Toledo, OH 43606

## Apartment Building For Sale

39,335  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood truss
Roof:	Flat
Floors:	3
Floor Coverings:	Varies – carpet, tile, & wood
Basement:	Yes
Heating:	Needs updating
Air Conditioning:	N/A
Power:	Yes
Hot Water Tank:	Needs updating

### 2021 REAL ESTATE TAXES

TD:	01
Parcel Number:	08444 & 08457
Assessor Number:	04108001
Total Annual Taxes:	Currently exempt *

\* New taxes won't be assessed until 2022.

**Check with your tax professional about the opportunity zone benefits.**

### GENERAL INFORMATION

- Great opportunity for multi-family redevelopment with first floor office or commercial space.
- Building needs major renovations but has good bones and most utilities remain in place.
- First floor and rear building, most recently used as a resale shop/antique shop.
- Half of the apartment units just need minor updates, but some units require major rehab.
- Possible uses – would make a nice group home for transitional housing or a recovery center.
- Various floorplans and configurations are a possibility.
- Rear building has an inoperable freight elevator.
- Open concrete porch in rear needs to be replaced.
- Roof needs some repairs but has held up relatively well.
- All offers will be subject to Lucas County Land Bank approval and proof of funds will be necessary.
- Waiver of liability will be required to show.

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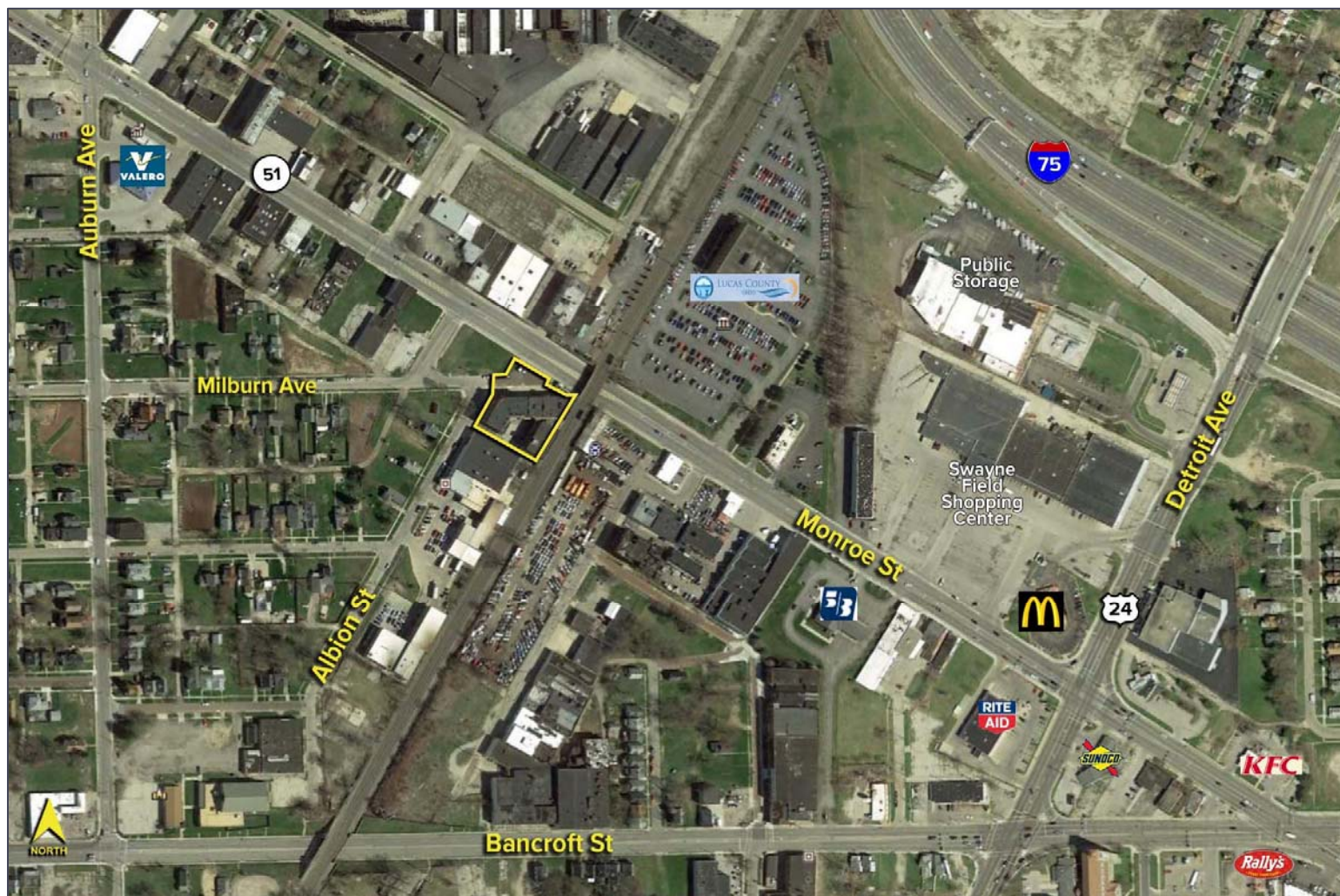
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



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