

4507 HOLLAND SYLVANIA ROAD
TOLEDO, OH 43623



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FULL-SERVICE COMMERCIAL REAL ESTATE

RETAIL BUILDING FOR SALE
1,540 Square Feet Available



GENERAL INFORMATION

| | |
|-----------------------|-------------------------|
| Sale Price: | \$260,000 |
| Building Size: | 1,540 square feet |
| Number of Stories: | One |
| Year Constructed: | 1924, Renovated 2020 |
| Condition: | Very good |
| Closest Cross Street: | Northwoods Lane |
| Acreage: | .475 acres |
| Land Dimensions: | Irregular |
| County: | Lucas |
| Zoning: | B-2 |
| Parking: | 15 spaces |
| Curb Cuts: | Two |
| Street: | 4 lane with center turn |



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

BUILDING SPECIFICATIONS

| | |
|--------------------|--------------------|
| Exterior Walls: | Brick & wood slat |
| Structural System: | Block & wood joist |
| Roof: | Shingled |
| Floors: | Wood |
| Floor Coverings: | Ceramic tile |
| Ceiling Height: | 9' |
| Basement: | Yes |
| Heating: | Gas forced air |
| Air Conditioning: | Central |
| Power: | 100 amp |
| Restrooms: | Two |
| Sprinklers | No |
| Elevator: | No |
| Signage: | Facia & monument |

BUILDING INFORMATION

| | |
|-------------------|------------|
| Current Tenant: | Chill Spot |
| Occupancy Date: | Negotiable |
| Sign on Property: | No |
| Key Available: | Yes |

2020 REAL ESTATE TAXES

| | |
|------------------|------------|
| TD: | 82 |
| Parcel Number: | 04541 |
| Assessor Number: | 45057193 |
| Total Taxes: | \$2,204.90 |

**Comments:**

- Recently renovated retail/office site.
- Sylvania tax district.
- Digital portion of monument sign available, but not included in sale price.
- Would make a nice legal or accounting office.
- Current tenant pays \$2,500/month through August, 2020.
- Great visibility.
- Liquor ticket available separately.

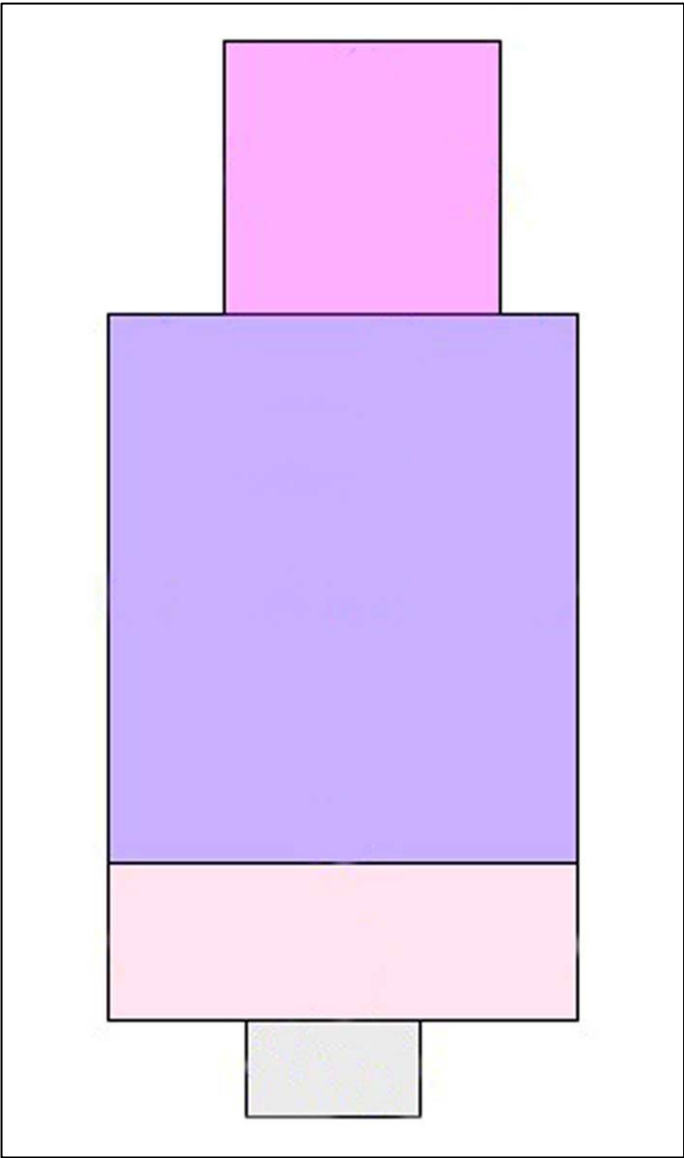
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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| DEMOGRAPHICS | | |
|--------------|------------|----------------|
| | POPULATION | MED. HH INCOME |
| 1 MILE | 7,305 | \$75,894 |
| 3 MILE | 57,601 | \$75,417 |
| 5 MILE | 144,712 | \$67,483 |

| TRAFFIC COUNTS (TWO-WAY) | |
|--------------------------|---------------|
| HOLLAND SYLVANIA RD | 16,600 (2017) |
| SYLVANIA AVE | 17,143 (2019) |
| | |
| | |

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