

970 S. BYRNE ROAD
TOLEDO, OH 43609

OFFICE BUILDING FOR SALE
8,524 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

SOUTH TOLEDO OFFICE BUILDING



**VIEW
360° TOUR**



PRICE REDUCED

GENERAL INFORMATION

Price:	\$399,000 (\$47.00 PSF)
Building Size:	8,524 SF
Number of Stories:	1
Year Constructed:	1954 (renovated – 1969 & 2021)
Condition:	Good
Lot Dimensions:	325' x 133'
Acreage:	0.852
Closest Cross Street:	Airport Highway
County:	Lucas
Zoning:	Office
Parking:	45 +/- spaces
Curb Cuts:	1
Street:	4 lane, 2 way



For more information, please contact:

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@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

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block
Roof:	EPDM (rubber) & wood truss
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	10' – 12'
Basement:	No
Heating:	2 systems – Boiler/baseboard + forced air
Air Conditioning:	3 roof top units
Power:	200 amps
Restrooms:	2 – men's and women's
Security System:	Yes – alarm
Sprinklers:	No
Signage:	Yes – stand alone sign

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes

2021 REAL ESTATE TAXES

TD:	20
Parcels:	02017
Assessor Number:	06220032
Total Annual Taxes:	\$11,785.22

Comments:

- Well-maintained office building in South Toledo.
- Wired for internet with all drop-ins in place throughout the building.
- Current mechanical and building reports are on file.
- Cubicles and workstations included.
- Phone system stays with the building.
- Irrigation system in place and being used/winterized.
- Power to sign on street.
- Nice mix of private offices with wide open work areas for a myriad of uses.
- The original building (large drafting room) was built in 1954. The entire building was renovated and expanded in 1969. The expansion included adding the front office and brick portion of the building adjacent to parking lot, on the northside and eastside of the building.
- New curb cut will be installed in 2023 by ODOT/City of Toledo pursuant to the eminent domain taking to widen Byrne road. Construction drawings and easement language are on file for purchaser review.



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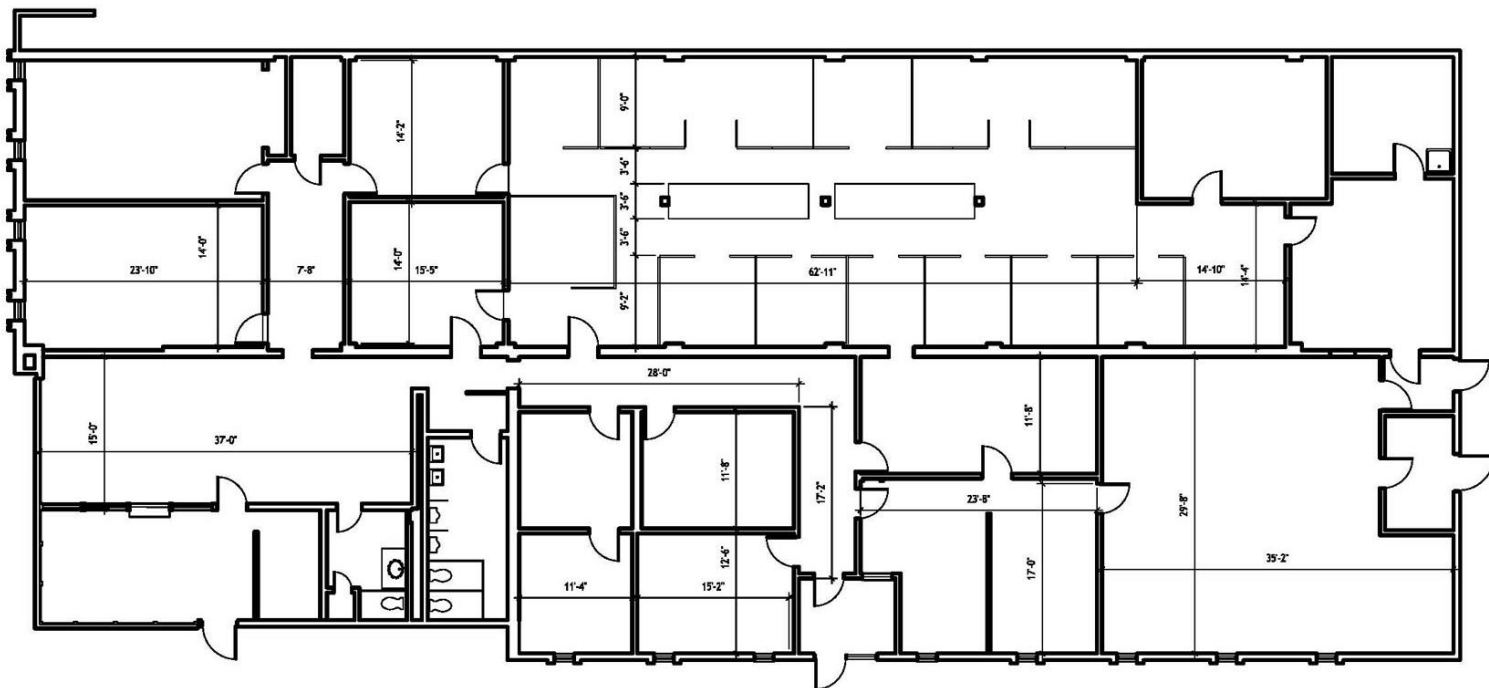
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Existing Floor Plan



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