

3151 CHOLLETT DRIVE
TOLEDO, OH 43606

COMMERCIAL BUILDING FOR SALE
14,189 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



PRICE REDUCED

GENERAL INFORMATION

Price:	\$230,000
Building Size:	14,189 square feet
Number of Stories:	Two
Year Constructed:	1954
Condition:	Good
Lot Dimensions:	125' x 395'
Acreage:	1.20 acres
Closest Cross Street:	Central Avenue
County:	Lucas
Zoning:	RS-6
Parking:	24 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



*All building specs per Lucas County Auditor

For more information, please contact:

JOE FRANCIS
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block & steel joist
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Vinyl tile & terrazzo
Ceiling Height:	9'
Basement:	No
Heating:	Window unit
Air Conditioning:	Window unit
Power:	600 amp
Restrooms:	Eight
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia & monument

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes

2021 REAL ESTATE TAXES

TD:	18
Parcels:	26252
Assessor Number:	03410039
Total Taxes:	\$5,795.38

Comments:

- Possible multi-family redevelopment, school or church.
- Kitchen with hood and dishwasher.
- Fenced lot.
- Centrally located.
- Former Connecting Point offices.
- Fiber optic.

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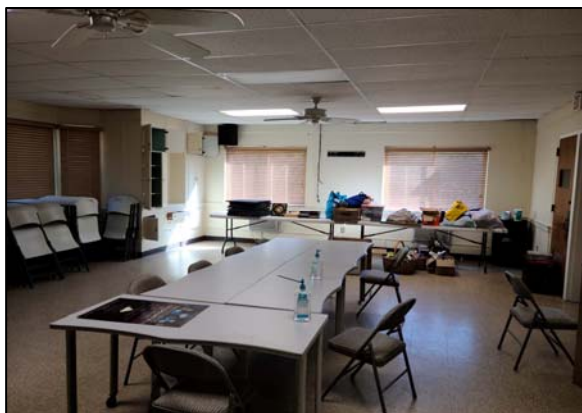
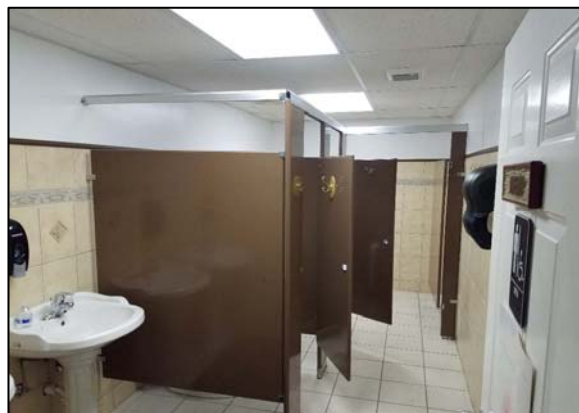
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