

5045 SYLVANIA AVENUE
TOLEDO, OH 43623

COMMERCIAL BUILDING FOR SALE OR LEASE
9,492 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$1,500,000
Lease Rate:	\$10,000 per month NNN
Space Available:	9,492 SF
Building Size:	9,492 SF
Number of Stories:	2
Year Constructed:	1991 & 2014
Condition:	Very good
Lot Dimensions:	Irregular – see attached
Acreage:	3.07 gross acres
Closest Cross Street:	Whiteford Road
County:	Lucas
Zoning:	RS 12
Parking:	71 plus spaces
Curb Cuts:	2
Street:	5 Lane



For more information, please contact:

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

5045 Sylvania Avenue, Toledo, OH 43623

Commercial Building For Sale or Lease

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood
Roof:	Asphalt shingle
Floors:	Cement
Floor Coverings:	Carpet & hardwoods
Ceiling Height:	9'
Basement:	No
Heating:	Gas
Air Conditioning:	Yes
Power:	400 amps
Restrooms:	2 – 1 st floor 2 – 2 nd floor
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes

BUILDING INFORMATION

Current Occupant:	TMCC
Occupancy Date:	At closing or lease execution
Sign on Property:	Yes
Key Available:	See listing agent

LEASE DETAILS

Term:	3 year
Security Deposit:	Yes
Options:	Yes
Improvements Allowance:	None
Tenant Responsible For:	Real estate taxes, insurance, lawn care, and snow removal

2019 REAL ESTATE TAXES

TD:	24
Parcels:	06112
Assessor Number:	03917061
Total Annual Taxes:	\$1,825.11

Comments:

- A special use permit will be required for a funeral home facility.
- 2nd floor apartment with living room, 2 bedrooms, 2 bathrooms, kitchen, 2 stairway access, and laundry area (200 amps and 1,510 square feet).
- Real estate tax is based on religious use.
- 1st floor is 7,982 square feet.
- Real estate tax valuation is equal to \$537,100.

For more information, please contact:

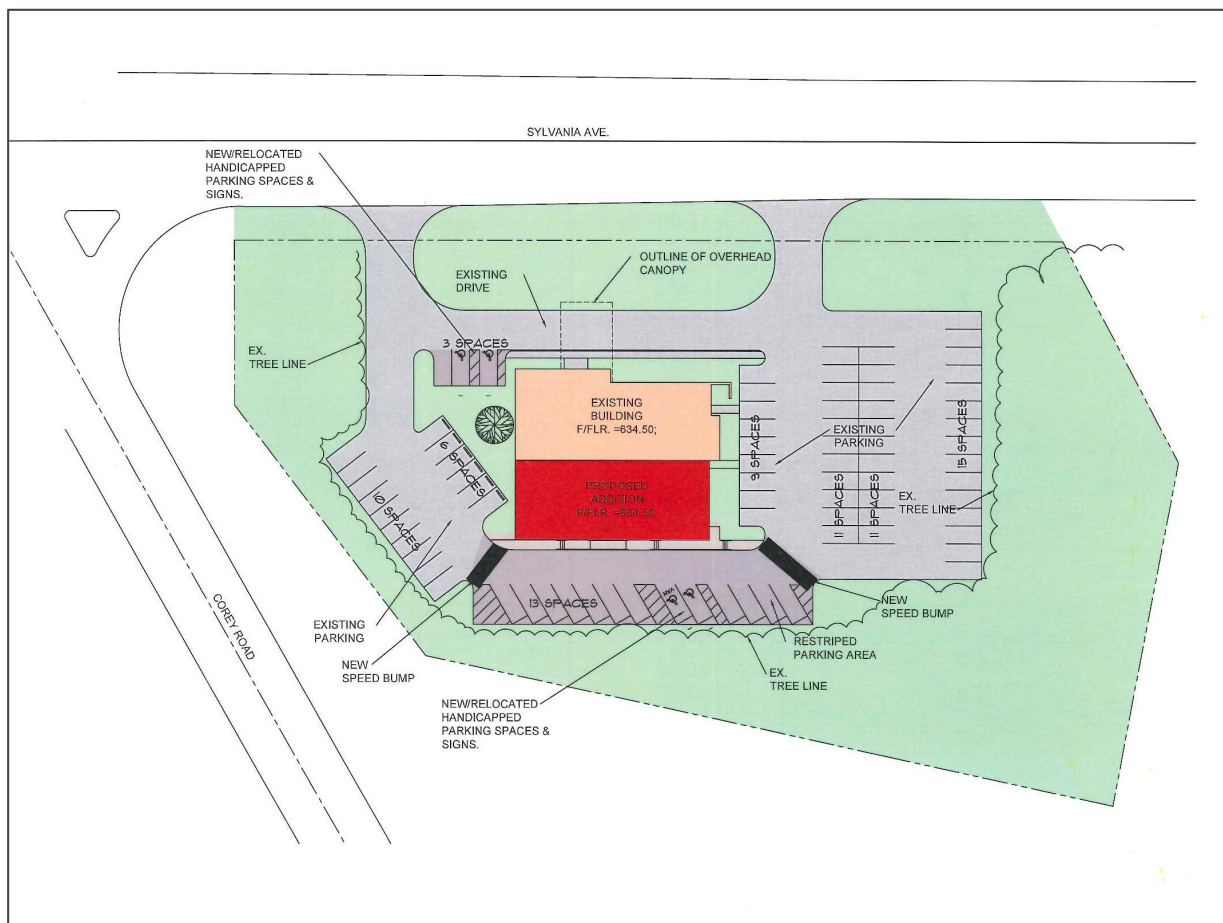
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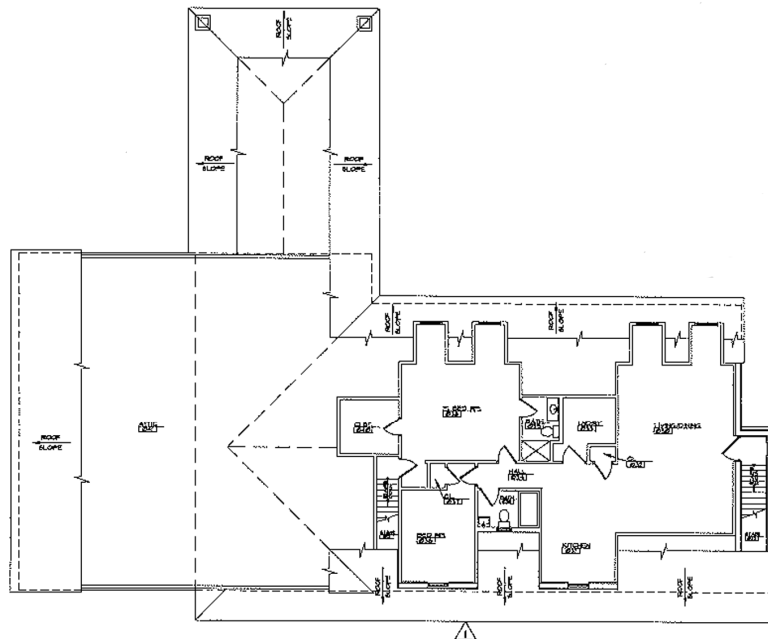
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First Floor



Second Floor



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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	4,756	\$69,218
3 MILE	76,884	\$65,430
5 MILE	186,587	\$59,801

TRAFFIC COUNTS (TWO-WAY)	
15,750	Whiteford Road
14,551	Corey Road
24,547	Sylvania Avenue

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