

5606 SECOR ROAD
TOLEDO, OH 43623

OFFICE BUILDING FOR SALE OR LEASE
3,500 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$360,000
Lease Rate:	\$500 per month
Space Available:	500 square feet (\$500/mo)
Building Size:	3,500 square feet
Number of Stories:	One
Year Constructed:	1980
Condition:	Good
Lot Dimensions:	70'x128'
Acreage:	0.198 acres
Closest Cross Street:	Wichita Road
County:	Lucas
Zoning:	CR – Regional Commercial
Parking:	12 spaces
Curb Cuts:	One
Street:	4 lane with center turn



For more information, please contact:

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

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BUILDING SPECIFICATIONS

Exterior Walls:	Decorative brick
Structural System:	Brick & wood truss
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Vinyl & carpet
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Four total, one in vacant suite
Security System:	Yes
Overhead Doors:	Two – 8'x10'
Sprinklers:	No
Signage:	Pylon

2022 REAL ESTATE TAXES

TD:	23
Parcels:	56228
Assessor Number:	03602045
Total Taxes:	\$4,069.69

Comments:

- Clean, well-maintained office building.
- Owner will lease back based on sale price.
- American Family Insurance pays \$1,068/mo (through 6/30/24).
- Good visibility and easy access.

BUILDING INFORMATION

Current Occupant:	Kaushik Shah, DDS American Family Insurance
Occupancy Date:	Upon lease execution or closing
Sign on Property:	Yes
Key Available:	By appointment only

LEASE DETAILS

Term:	3-5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant Responsible For:	Utilities, suite janitorial



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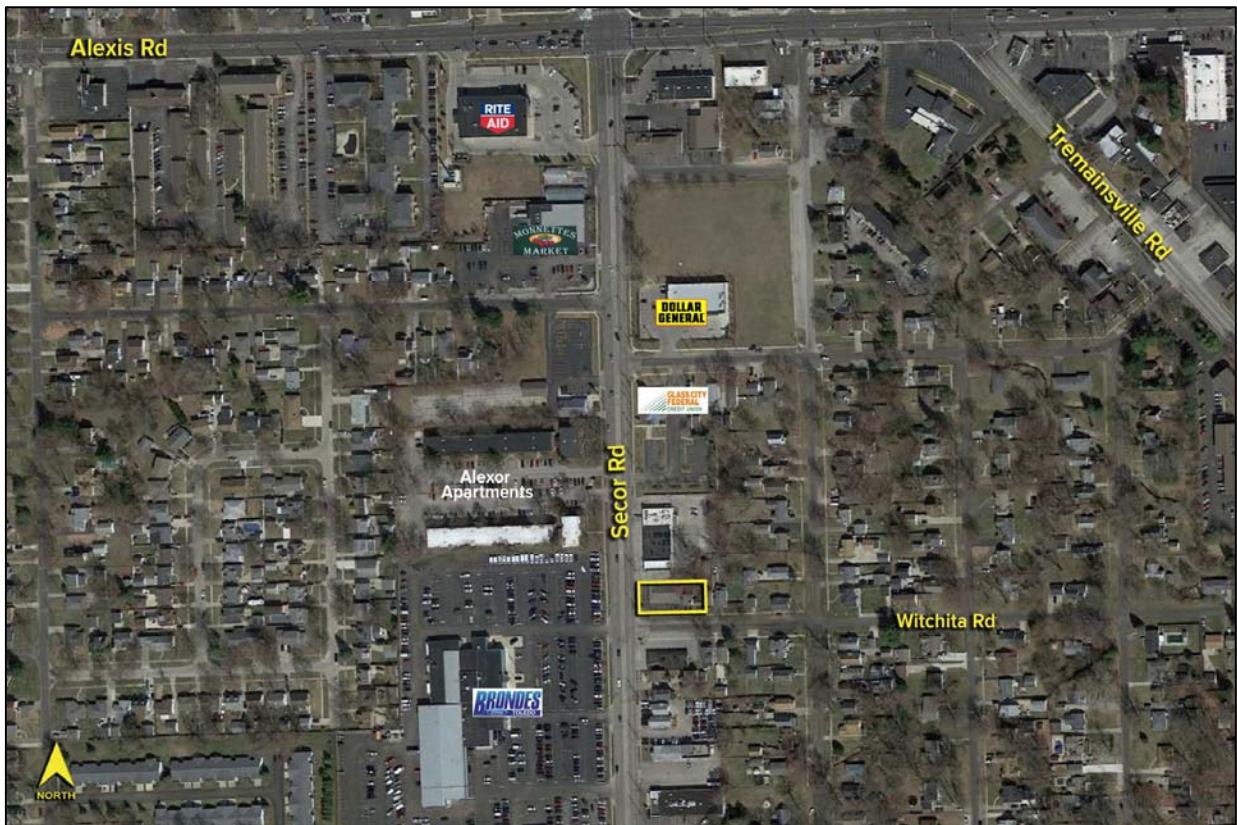
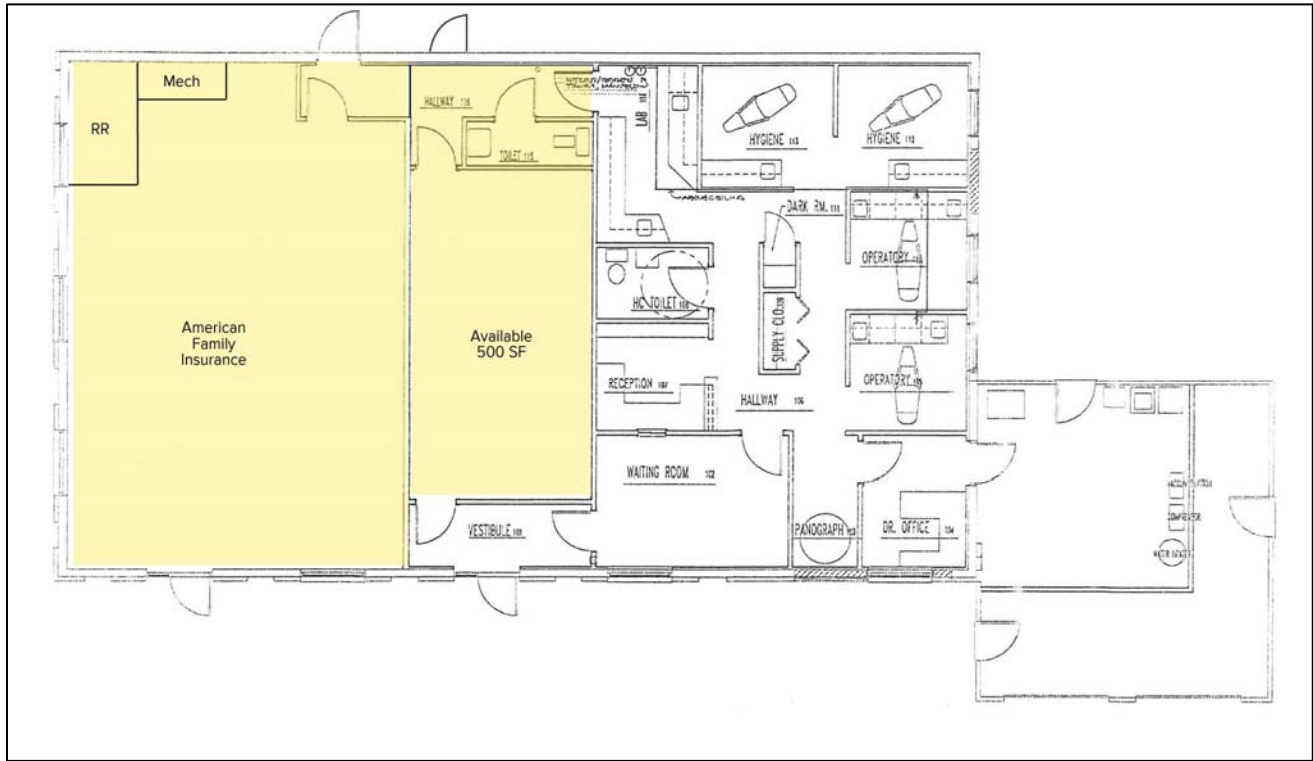
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