

3101 LAGRANGE STREET
TOLEDO, OH 43608

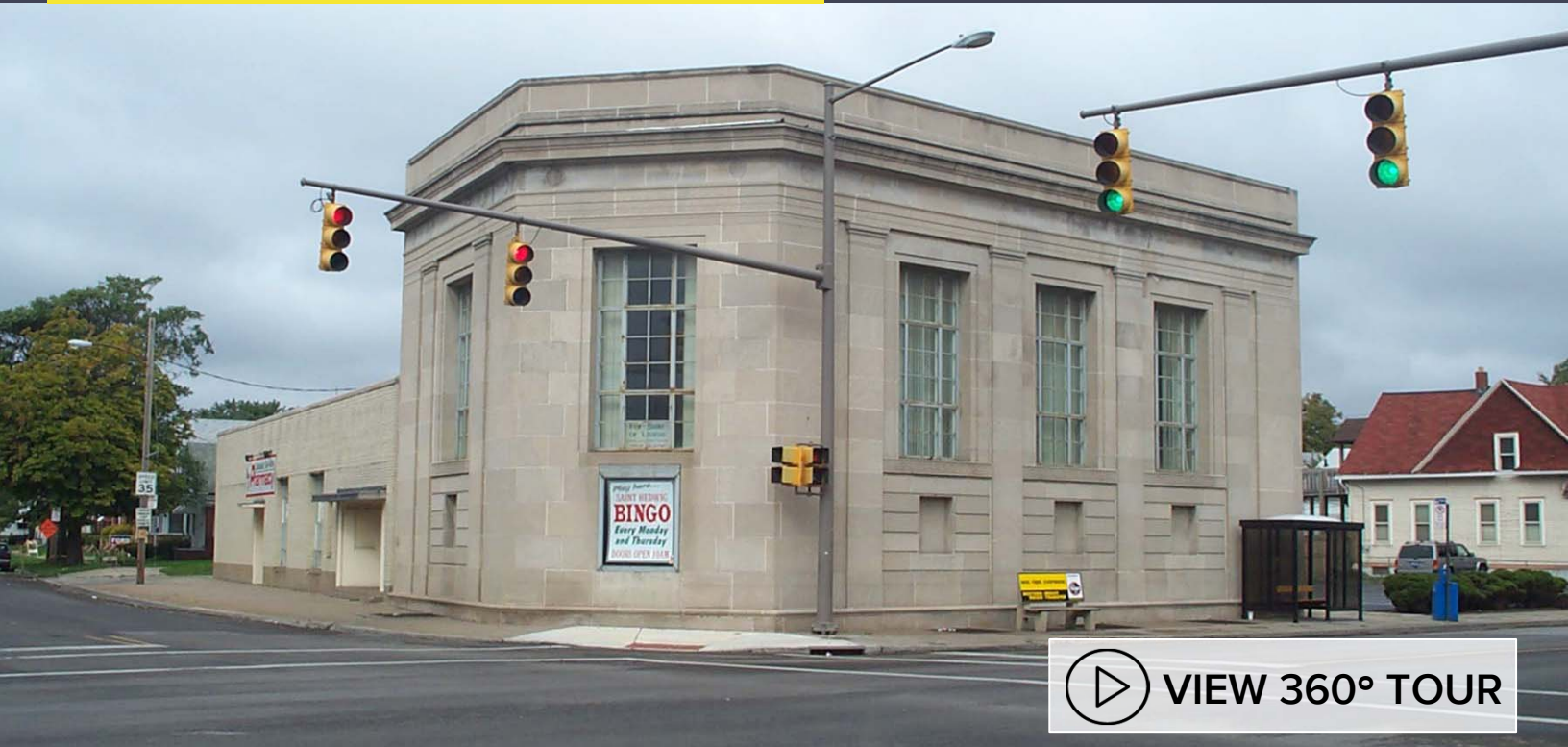
RETAIL BUILDING FOR SALE OR LEASE
5,691 Square Feet Available




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FULL-SERVICE COMMERCIAL REAL ESTATE

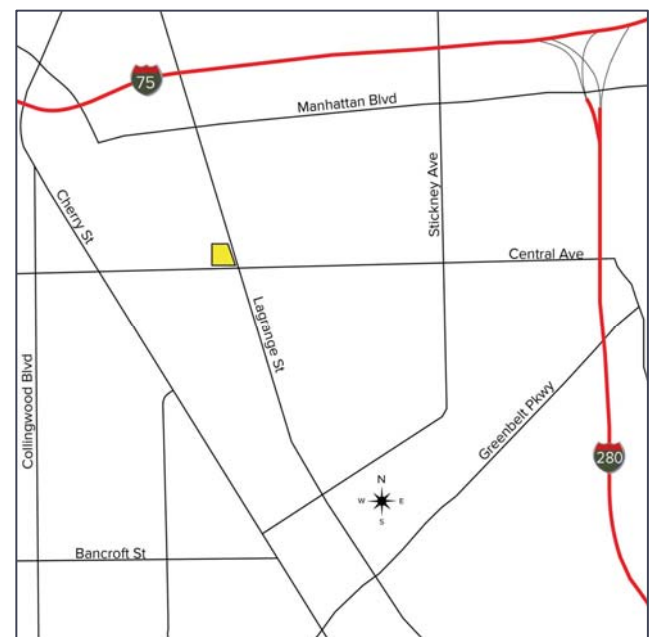
LAGRANGE STREET LIBRARY



 **VIEW 360° TOUR**

GENERAL INFORMATION

Sale Price:	\$325,000
Lease Rate:	\$6.00 psf + utilities
Building Size:	5,691 square feet
Number of Stories:	Two
Year Constructed:	1923
Condition:	Fair
Closest Cross Street:	Central Avenue
Acreage:	0.33 acres
Land Dimensions:	120' x 120'
County:	Lucas
Zoning:	Storefront Commercial
Parking:	24 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

HUNTER RUDOLPH
(419) 249 6313 or (419) 260 8182
hrudolph@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 249 6323 or (419) 680 7663
rkeleghan@signatureassociates.com

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

BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block & steel joist
Roof:	Rubber membrane
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8' – 20'
Basement:	Yes
Heating:	Gas
Air Conditioning:	Central
Power:	100 Amps/3-phase
Restrooms:	Yes
Sprinklers	No
Elevator:	No
Signage:	Yes

BUILDING INFORMATION

Current Tenant:	Pharmacy (1,127 sf) remainder is vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Tenant responsible for utilities, interior maintenance, suite janitorial, content and liability insurance

2022 REAL ESTATE TAXES

TD:	12
Parcel Number:	02761, 02774, 02767, 02771
Assessor Number:	02132008, 007, 006, 005
Total Annual Taxes:	\$3,006.21

Comments:

Original features built as the Ohio Bank:

- Additional 2,973 square foot basement with vault
- Mezzanine
- Art deco architecture and ceiling tile design
- Features a small stage, mezzanine and bar.
- Property consists of four parcels.
- Parking lot is also available for lease.
- Across from the Ohio Theater, which is undergoing a multi-million dollar renovation.

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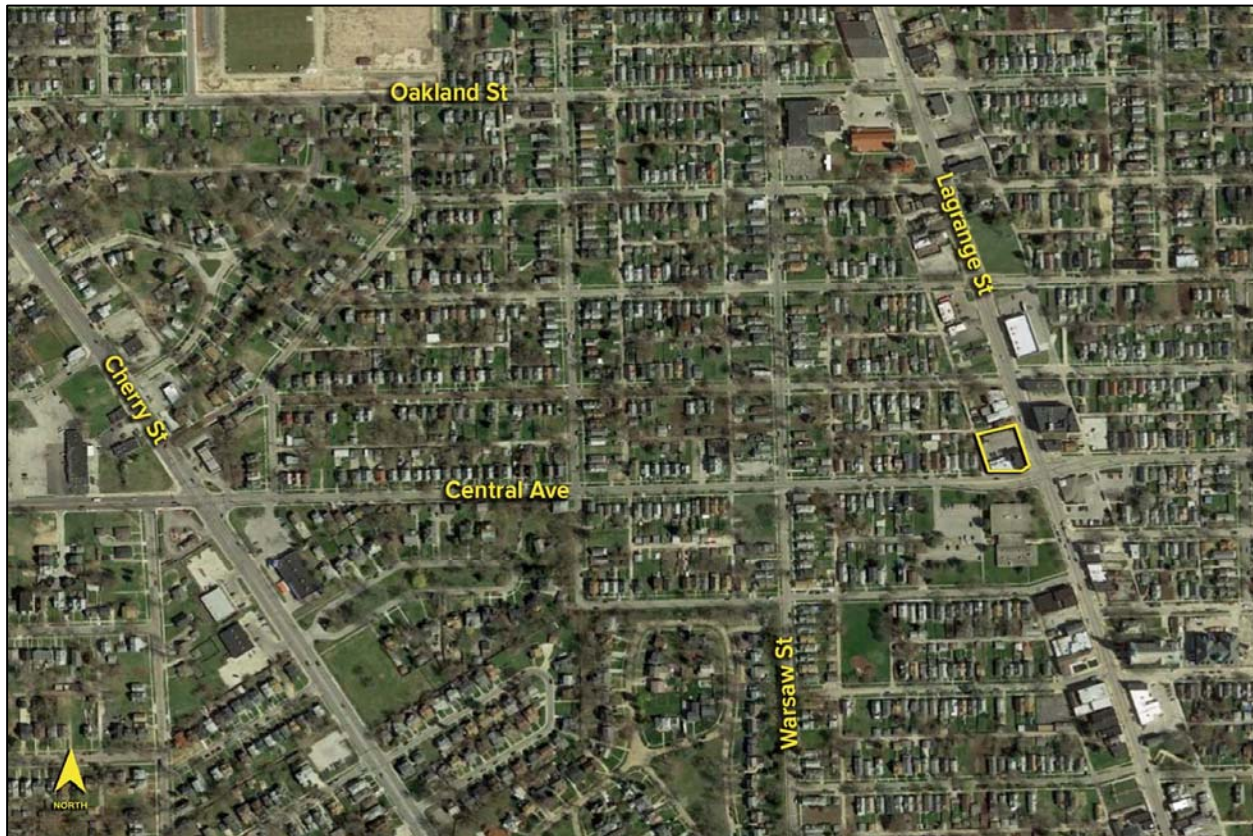
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