

1337 N. SUMMIT STREET
TOLEDO, OH 43604

COMMERCIAL BUILDING FOR SALE
2,976 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER ANDRE'S RESTAURANT/BAR



**VIEW
INSIDE**



GENERAL INFORMATION

Price:	\$135,000
Building Size:	2,976 SF
Number of Stories:	2
Year Constructed:	1910
Condition:	Fair
Lot Dimensions:	132' x 165'
Acreage:	21,780 SF = 1/2 acre
Closest Cross Street:	Magnolia
County:	Lucas
Zoning:	IL
Parking:	48 spaces
Curb Cuts:	2
Street:	2 lane with center turn lane



For more information, please contact:

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

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood joist
Roof:	Built up
Floors:	Wood
Floor Coverings:	Vinyl tile & carpet
Ceiling Height:	Varies 8' to 10'
Basement:	Yes
Heating:	Needs replacement
Air Conditioning:	Needs replacement
Power:	200 amps - needs replacement
Restrooms:	2 in bar
Security System:	No
Sprinklers:	No
Signage:	Fascia
Recent Major Maintenance:	Lower roof recently replaced.

BUILDING INFORMATION

Current Occupant:	Owner user
Occupancy Date:	Negotiable
Sign on Property:	Yes
Key Available:	No – by appointment only

2019 REAL ESTATE TAXES

TD:	15
Parcels:	43034, 34041, 43044, 43051
Assessor Number:	01-033-004, 005, 006, 008
Total Taxes:	\$ 1,486.36

Comments:

- No liquor license currently.
- Ample parking.
- Across from Nautical Mile/Summit Street Basin.
- Maumee River views.
- Next to Toledo Spirits.
- Second floor apartment needs work.
- Signalized intersection.



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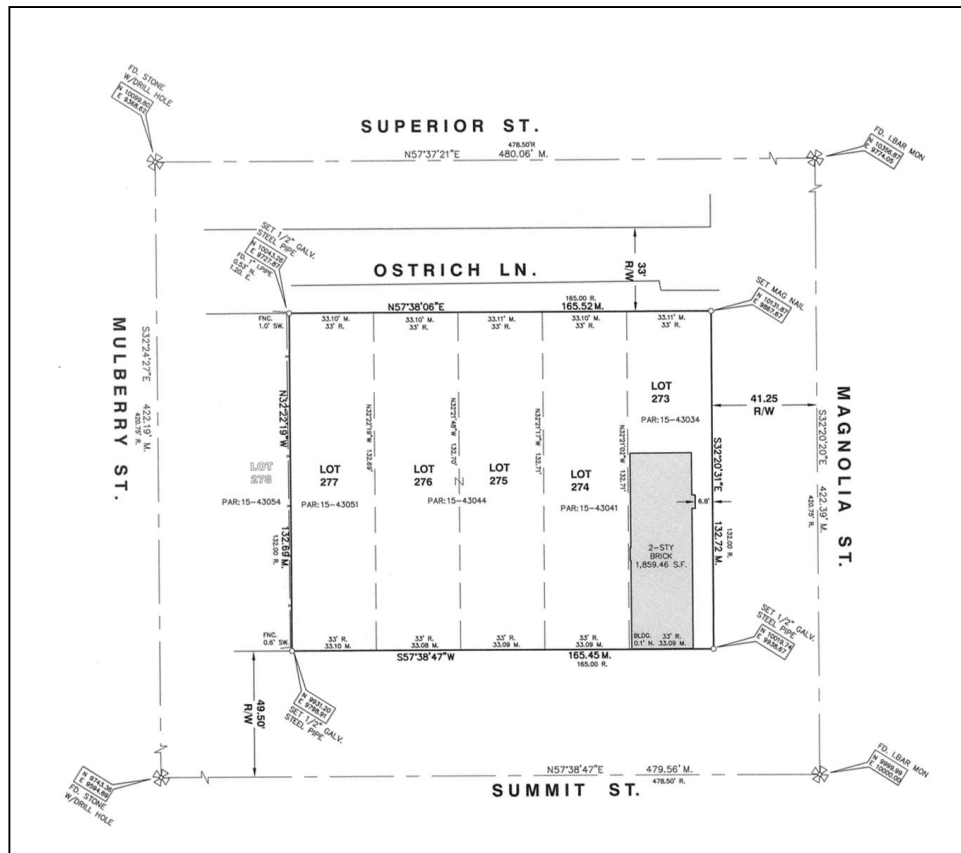
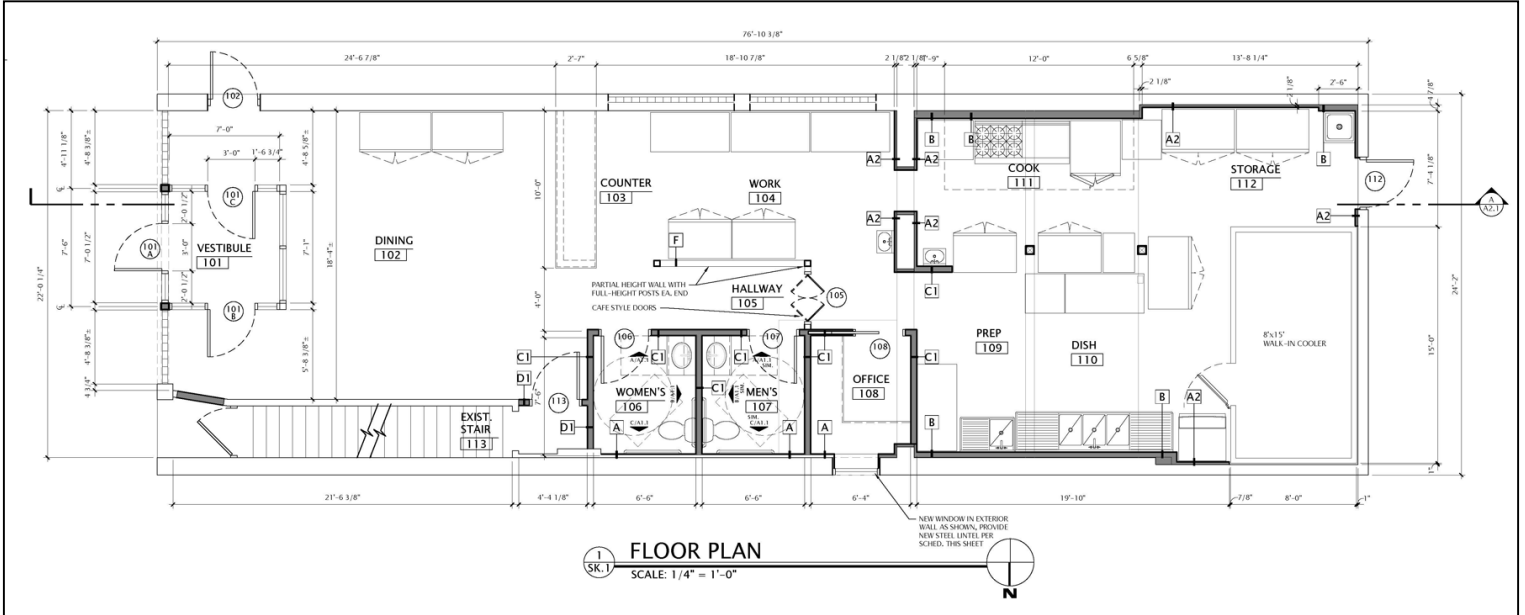
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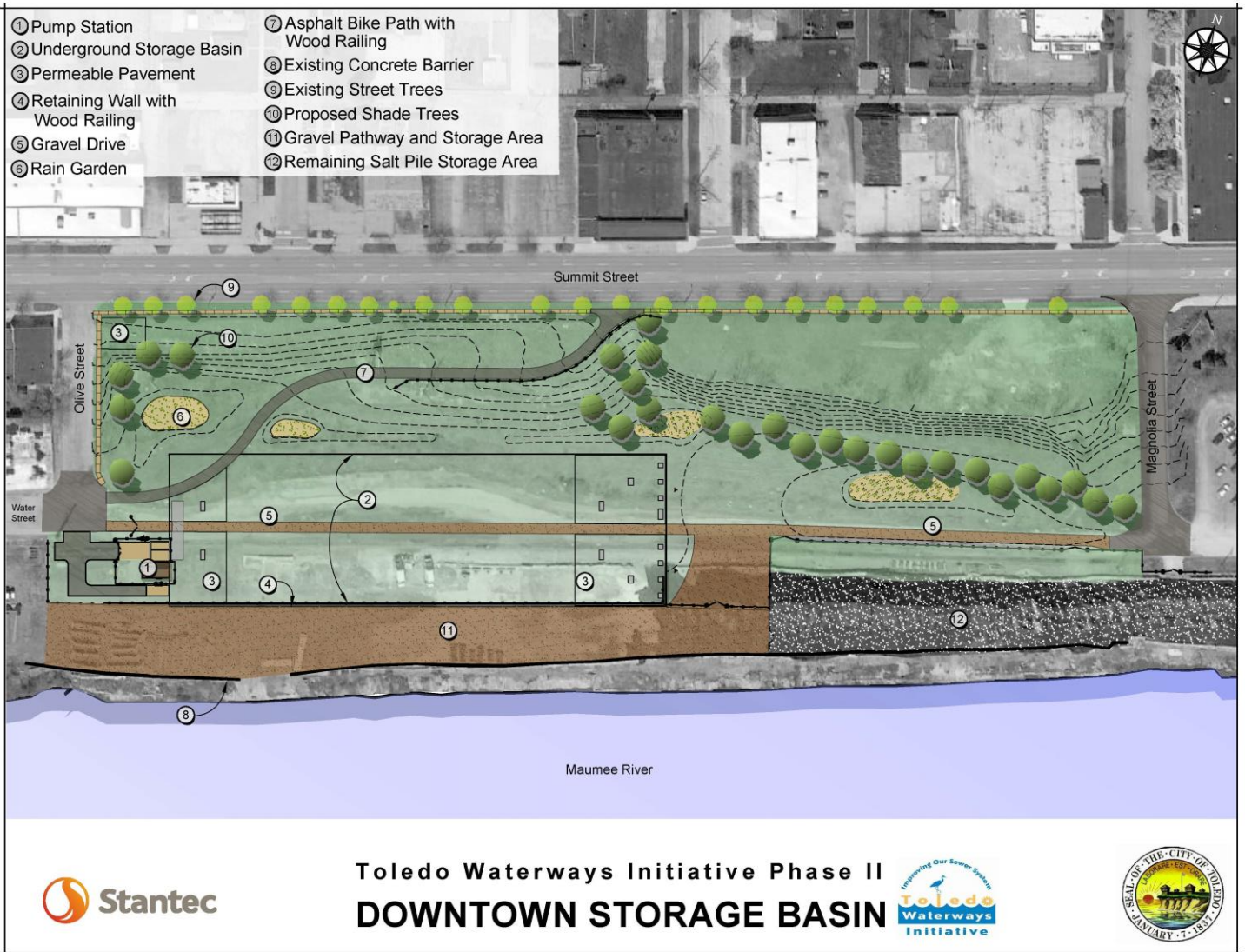
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Downtown Storage Basin



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Downtown Storage Basin



View looking east



View looking west



Toledo Waterways Initiative Phase II
DOWNTOWN STORAGE BASIN



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