



OFFICE BUILDING FOR SALE

121-127 17TH ST., TOLEDO, OH 43624

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$36,900
Price / SF:	\$27.33
Building Size:	1,350 SF
Lot Size:	0.19 Acres
Year Built:	1952
Zoning:	Office Commercial
County:	Lucas
Parking Spaces:	10

PROPERTY HIGHLIGHTS

- Free standing office building
- Ideal as Health Clinic
- Fenced parking lot
- Convenient to Downtown/Expressway

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,667	45,373	98,796
Total Population	12,227	115,628	251,108
Average HH Income	\$26,242	\$32,161	\$41,444

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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LOCATION INFORMATION

Street Address	121-127 17th St.
City, State, Zip	Toledo, OH 43624
County/Township	Lucas
Area Of City	Downtown Toledo

BUILDING SPECIFICATIONS

Building Size	1,350 SF
Price / SF	\$27.33
Year Built	1952
Number Of Floors	1
HVAC	Gas Forced Air/Central Air
Electrical	100 amp
Restrooms	2 total (1 ADA)
Construction Type	Brick & Block
Roof	Flat Rubber
Floor Coverings	Concrete

PROPERTY DETAILS

Zoning	Office Commercial
Lot Size	0.192 Acres
APN#	10-24817 & 10-24821
Real Estate Taxes	\$612.63 Annually (Current owner is a non-profit)
Occupancy Date	At Closing
Showing Instructions	Through Listing Agent

PARKING & TRANSPORTATION

Number Of Spaces	10
Street	4 lane
Curb Cuts	1



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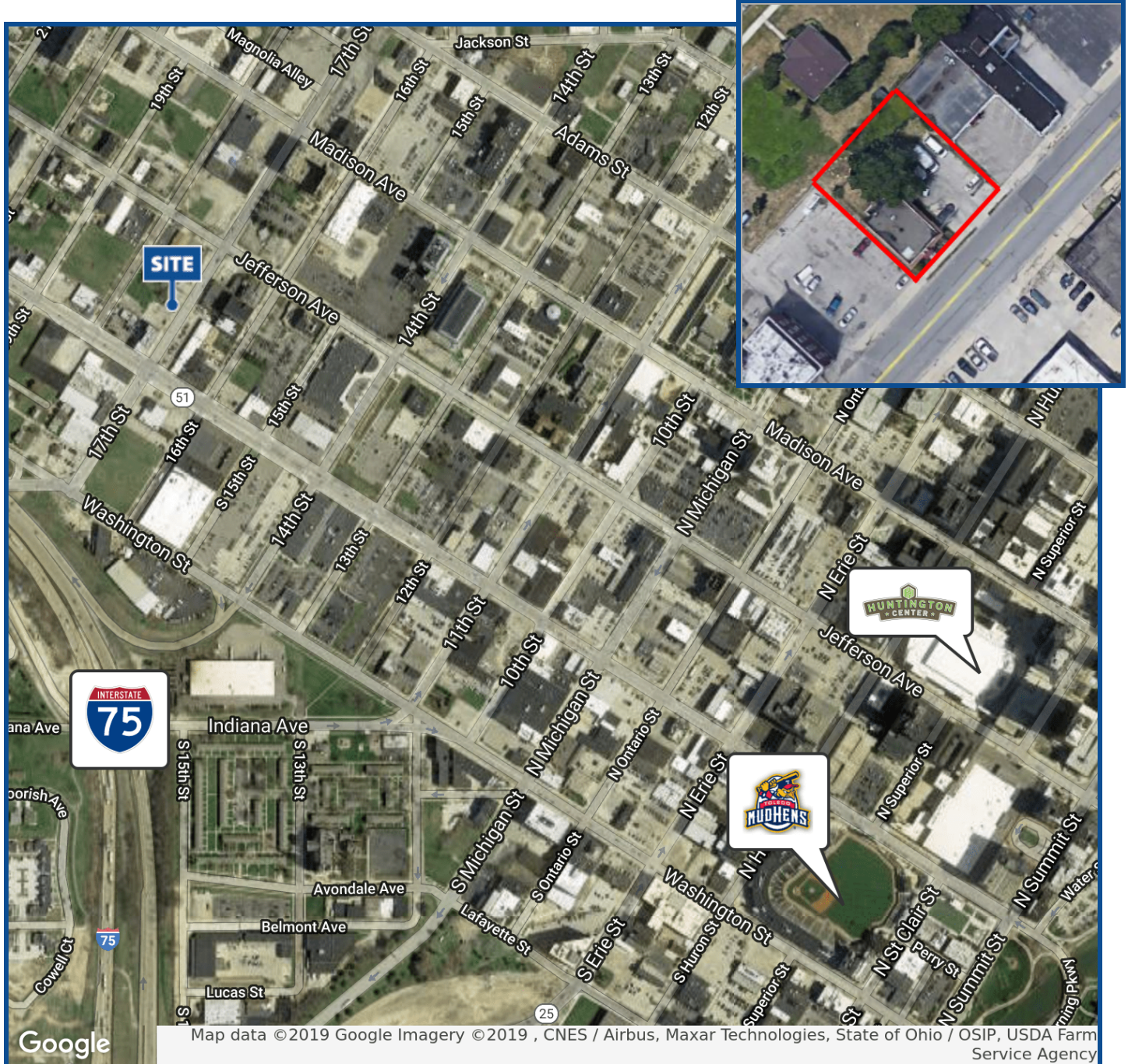
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