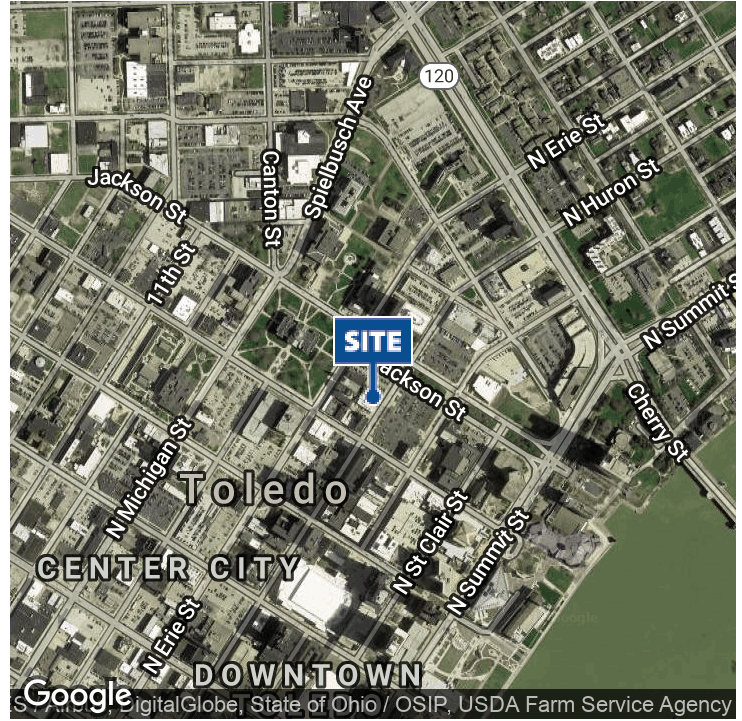




# RETAIL/OFFICE BUILDING FOR SALE

421 N. HURON ST., TOLEDO, OH 43604

"Innovative Solutions at Work"



**SALE PRICE: ~~\$574,900~~ \$499,000**

### OFFERING SUMMARY

Price / SF:	\$44.61
Building Size:	11,185 SF
Lot Size:	0.1 Acres
Year Built:	1922
Zoning:	CD - Downtown Commercial
County:	Lucas

### PROPERTY HIGHLIGHTS

- Excellent location in the heart of Downtown Toledo, adjacent to One Government Center
- Restaurant/carryout business included in list price
- Easy access to multiple adjacent parking lots
- The building is fully sprinkled
- Passenger elevator
- Possible conversion to residential use on the 2nd and 3rd floor
- Includes 4,095 SF basement, clean and dry with elevator access
- Excellent location for law office, with close proximity to court house and government offices

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.

**FADI SBEHI**

419.377.0795

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1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



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421 N. HURON ST., TOLEDO, OH 43604

## BUILDING SPECIFICATIONS

Building Size	11,185 SF
Price / SF	\$44.61
Year Built	1922
Number Of Floors	3 + Basement
Basement SF	4,095 SF
First Floor	4,095 SF
Second Floor SF	3,545 SF
Third Floor SF	3,545 SF
Floor Coverings	Tile/Concrete - 1st Floor Hardwood - 2nd/3rd Floor
HVAC	1st floor - Gas Forced Air, Central Air
Electrical	200 amp, 3 phase
Framing	Brick
Roof	Rubber
Ceiling Height	15 ft
Restrooms	3 - 1st Floor 2 - 2nd Floor 2 - 3rd Floor
Sprinkler System	Yes - Dry
Taxes	\$4,128.53/year



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,488	42,452	91,416
Total Population	12,342	106,565	230,892
Average HH income	\$21,601	\$30,987	\$40,707

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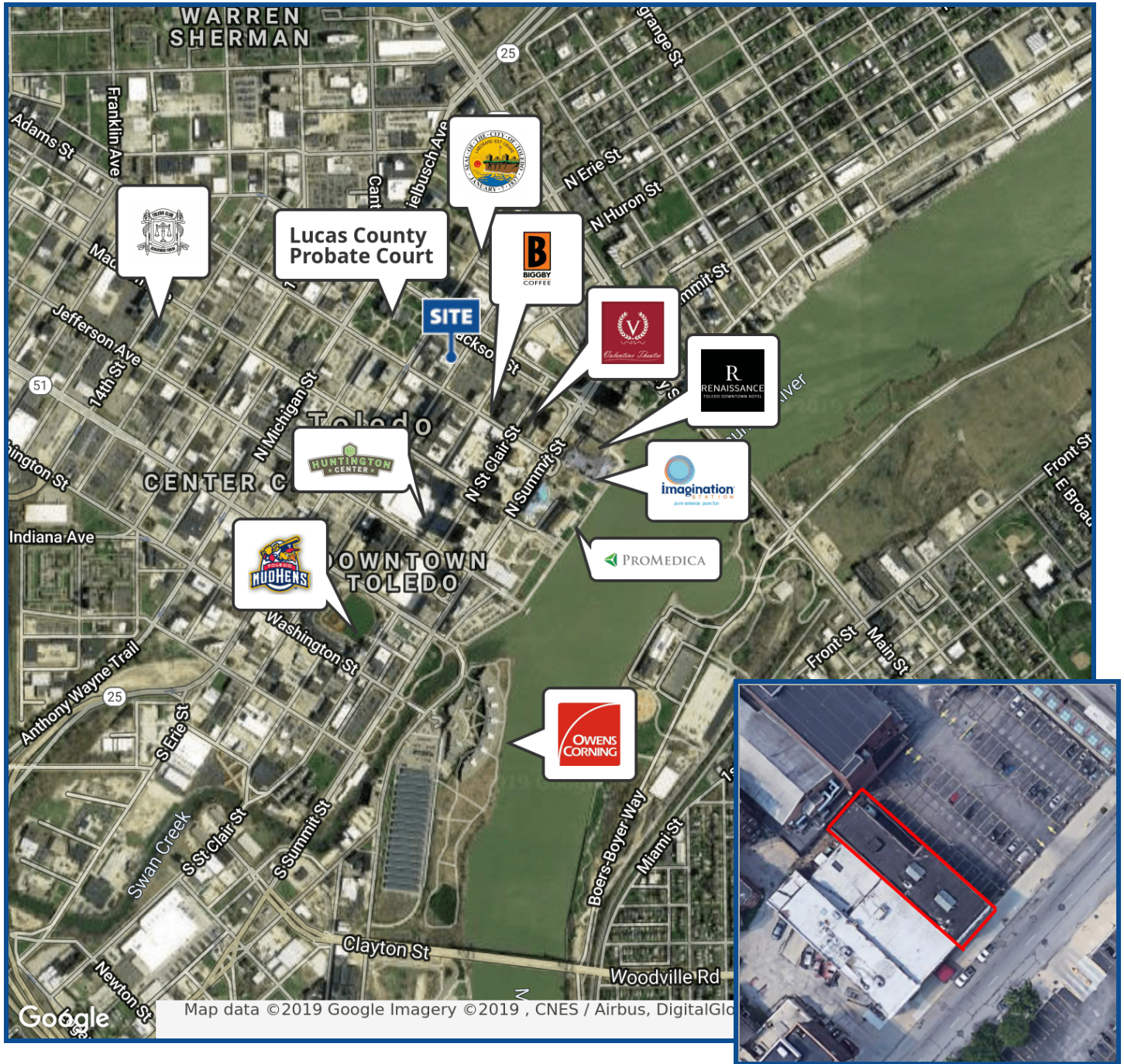
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