

633 W. BANCROFT STREET  
TOLEDO, OHIO 43620

APARTMENT BUILDING FOR SALE  
8,972 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**7-UNIT REDEVELOPMENT OPPORTUNITY**



## GENERAL INFORMATION

Sale Price:	\$10,000
Number of Units:	Seven
Building Size:	8,972 square feet
Year Constructed:	1907
Condition:	Poor
Lot Size:	0.15 acres
County:	Lucas
Zoning:	Multi-Fam Residential
Parking:	10± spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

**KEVIN MCCARTHY**  
(419) 249 6316  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 633 W. Bancroft Street, Toledo, OH 43620

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick & wood truss
Structural System:	Masonry
Roof:	Flat rubber
Floors:	Wood
Basement:	Yes – garden level
Power:	220 amp
Hot Water Tank:	None
Recent Major Maintenance:	None

### APARTMENT INFORMATION

- Lucas County Land Bank property
- Full rehab needed
- Rear stairwell needs replaced
- 1, 3, 2 bed units
- 

### 2020 REAL ESTATE TAXES

TD:	14
Parcel Number:	05321
Assessor Number:	01511021
Total Taxes:	TBD

### Comments:

- This property needs full redevelopment.
- A development plan and proof of funds must be submitted.
- Located in Toledo's Historic Old West End.
- Close proximity to Downtown, Art Museum and Mercy College.



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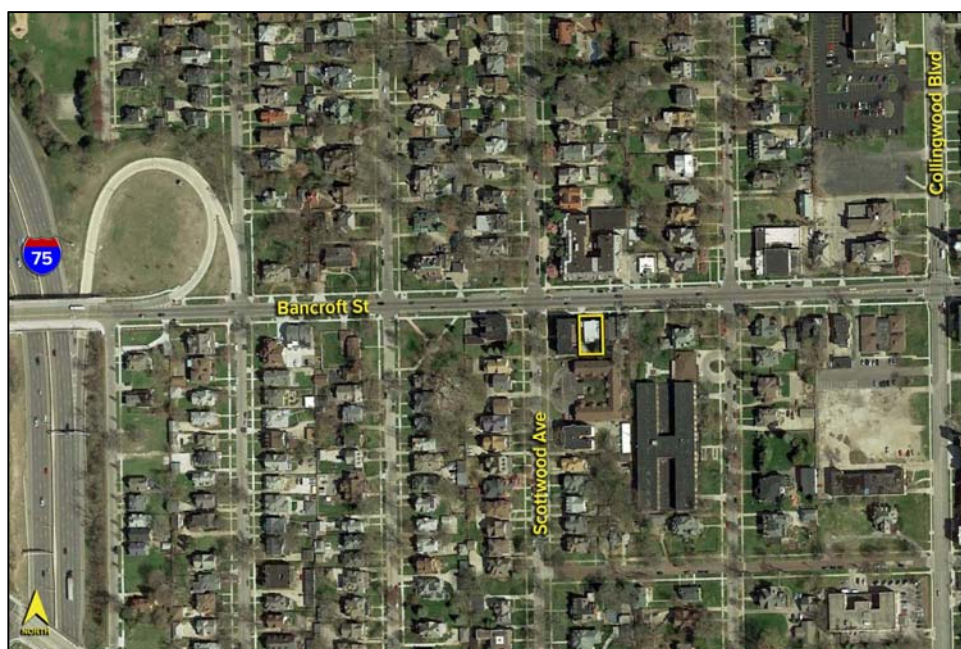
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