

1017 N. SUMMIT STREET
TOLEDO, OH 43604

COMMERCIAL BUILDING AVAILABLE
16,586 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

LOWER TOWN OPPORTUNITY FUND

Opportunity
Zone



GENERAL INFORMATION

Sale Price:	\$224,900
Lease Rate:	\$10-\$12/SF plus utilities
Space Available:	7,960 SF to 16,560 SF
Building Size:	16,560 SF *
Number of Stories:	2
Year Constructed:	1862
Condition:	Fair
Lot Dimensions:	143' x 132'
Acreage:	0.433
Closest Cross Street:	Lagrange Street
County:	Lucas
Zoning:	CR- Regional Commercial
Parking:	20 ± spaces
Curb Cuts:	1
Street:	4 lane, 2 way with center turn lane



* Per Lucas County Auditors

For more information, please contact:

ROB KELEGHAN, SIOR
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick with concrete veneer
Structural System:	Wood truss with steel beams
Roof:	Flat – needs repair
Floors:	Plywood & concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	8' to 12'
Basement:	Partial
Heating:	GFA
Air Conditioning:	Central air
Power:	2 services; 400 amps – circuit breakers
Restrooms:	5
Security System:	Yes
Overhead Doors:	1 – 7' x 7'
Sprinklers:	In utility room
Signage:	Available

BUILDING INFORMATION

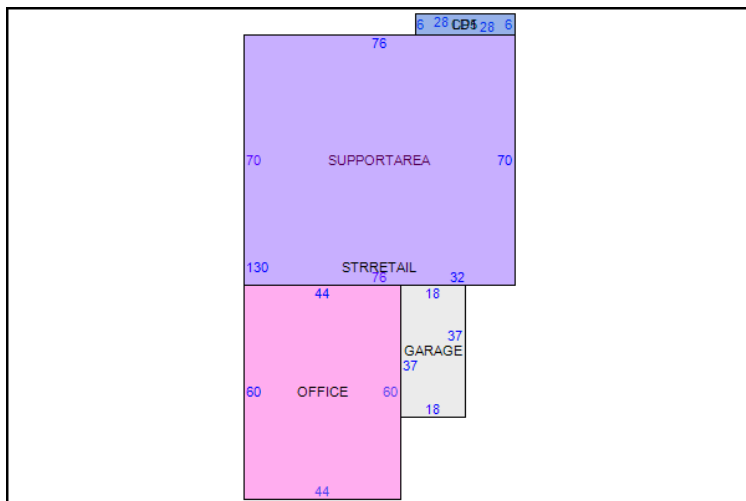
Current Occupant:	McCullough Landscape
Occupancy Date:	30 days
Agent Owned:	Yes
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 – 10 years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable

2020 REAL ESTATE TAXES

TD:	15
Parcel:	43177
Assessor Number:	01036010
Assessed Value:	\$50,000
Total Annual Taxes:	\$2,750
CRA Eligible:	Yes



Comments:

- Prime redevelopment parcel along the Glass City Riverwalk.
- Situated in a qualified opportunity zone.
- Former Fraternal Order of Police Union Hall.
- Currently used for office and storage.
- Building needs some updating.
- Loading dock in rear area of building.
- New sidewalk and streetscape installed 2020.

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The Glass City Riverwalk



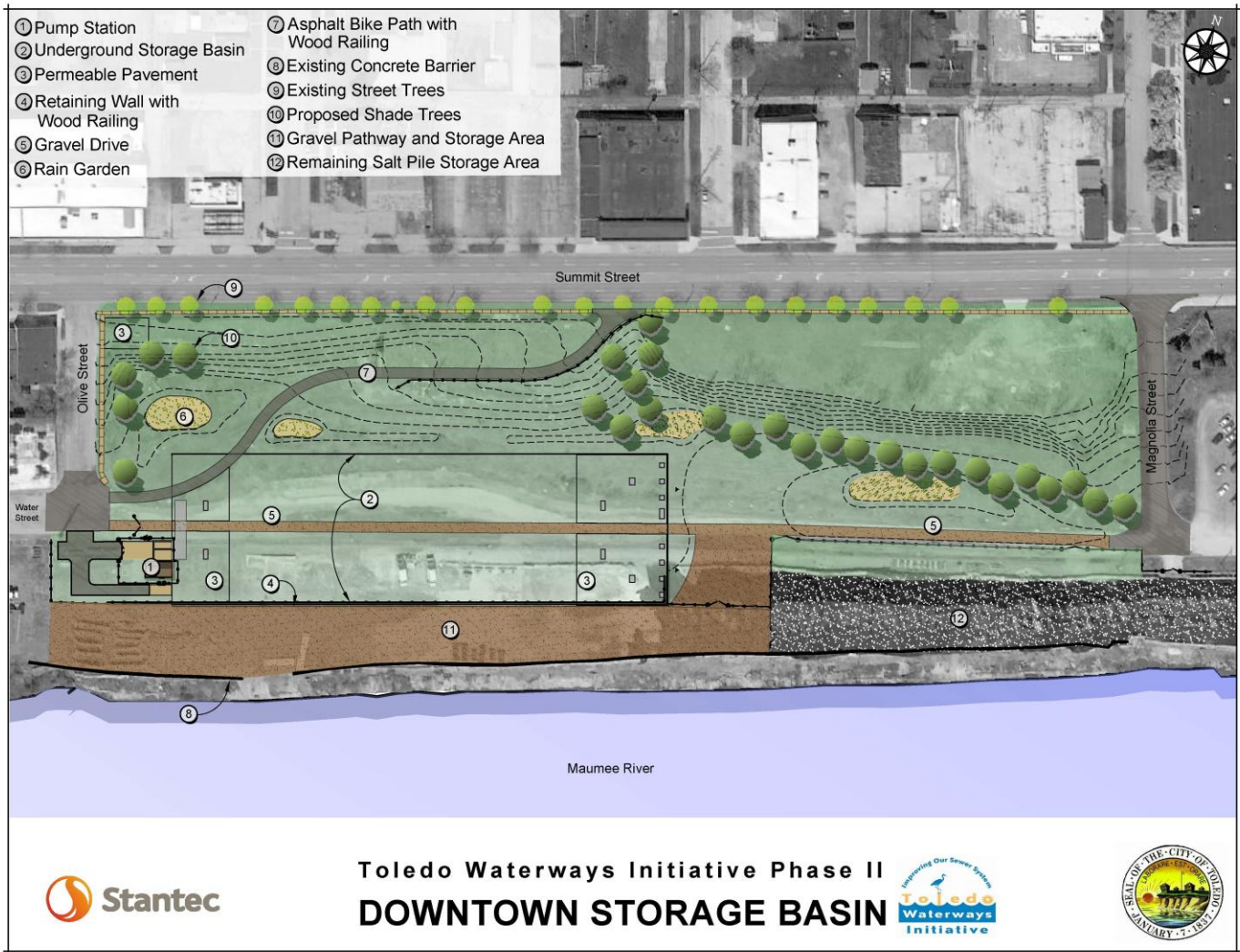
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Downtown Storage Basin



View looking east



View looking west

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TRAFFIC COUNTS (TWO-WAY)

9,432	N. Summit Street
3,431	Lagrange Street

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