

4 WAMBA AVENUE
TOLEDO, OH 43607

COMMERCIAL BUILDING FOR SALE OR LEASE
1,992 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

WEST TOLEDO CONTRACTOR BUILDING

REDUCED



GENERAL INFORMATION

Sale Price:	\$80,000
Lease Rate:	\$1,500/mo + utilities
Building Size:	Office: 792 square feet Shop: 1,200 square feet
Number of Stories:	One
Year Constructed:	1952
Condition:	Good
Lot Dimensions:	130' x 57'
Acreage:	.137 acres*
Closest Cross Street:	Hill Avenue
County:	Lucas
Zoning:	Limited Industrial
Parking:	6 spaces
Curb Cuts:	One
Street:	1 lane, 2 way

*per Lucas County Auditor



For more information, please contact:

KEVIN MCCARTHY
(419) 249 6317
kmccarthy@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

4 Wamba Avenue, Toledo, OH 43607

Commercial Building For Sale or Lease

1,992
Square Feet
AVAILABLE

SHOP SPECIFICATIONS

Shop Sq. Ft.:	1,200 square feet
Exterior Walls:	Steel
Structural System:	Steel & wood beam
Roof:	Metal
Floors:	Concrete
Floor Coverings:	None
Ceiling Height:	10'
Basement:	No
Heating:	No
Air Conditioning:	No
Power:	120 amp
Restrooms:	No
Security System:	No
Overhead Doors:	One – 7'x7'
Sprinklers:	No
Signage:	No

BUILDING INFORMATION

Current Occupant:	Best Construction
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes – by appointment



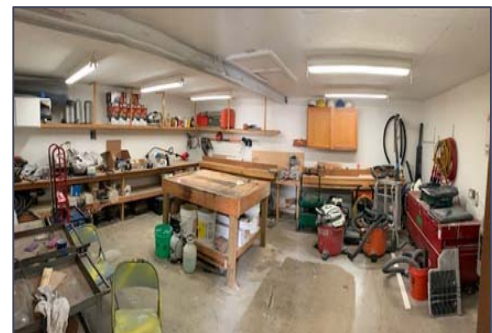
Rear shop with overhead door



Security gate & fence



Perimeter fencing



Shop/Storage building

For more information, please contact:

KEVIN MCCARTHY
(419) 249 6317
kmccarthy@signatureassociates.com

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.

4 Wamba Avenue, Toledo, OH 43607

Commercial Building For Sale or Lease

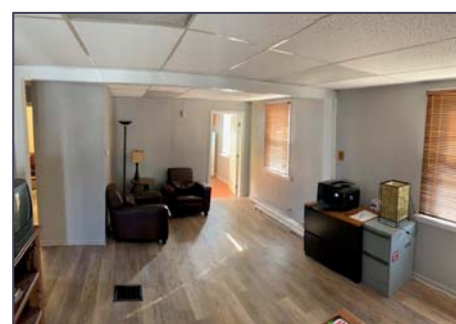
1,992
Square Feet
AVAILABLE

OFFICE SPECIFICATIONS

Office Sq. Ft.:	792 square feet
Exterior Walls:	Brick
Structural System:	Wood frame
Roof:	Pitched shingle
Floors:	Wood sub floor
Floor Coverings:	Hardwood
Ceiling Height:	8'
Basement:	Yes
Heating:	Gas Forced Air
Air Conditioning:	Central
Power:	120 amp
Restrooms:	One
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes



Reception area



Main community space



Office/kitchen



Standard office

2018 REAL ESTATE TAXES

TD:	20
Parcels:	45217
Assessor Number:	05464009
Total Taxes:	\$1,818.49

For more information, please contact:

KEVIN MCCARTHY
(419) 249 6317
kmccarthy@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

4 Wamba Avenue, Toledo, OH 43607

Commercial Building For Sale or Lease

1,992
Square Feet
AVAILABLE



Comments:

- Great for any small business or contractor.
- Recently renovated office space.
- Shop built in 1990.
- Perimeter fence and security gate built in 2005.
- High traffic exposure on Hill Avenue.

LEASE DETAILS

Term:	2 year minimum
Security Deposit:	One month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsibilities:	Gas, electric, water

For more information, please contact:

KEVIN MCCARTHY
(419) 249 6317
kmccarthy@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com