

421, 417 MICHIGAN STREET
412, 418 10TH STREET
TOLEDO, OH 43604



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

INVESTMENT PROPERTY FOR SALE
10,192 Square Feet Available Plus 45 Car Parking Lot



GENERAL INFORMATION

Price:	\$850,000
Building Size:	15,032 SF per Lucas County Auditor
Number of Stories:	2
Year Constructed:	1923
Condition:	Good
Lot Dimensions:	61' x 100' plus 100' x 106'
Acreage:	0.36 acres
Closest Cross Street:	Adams Street & Jackson Street
County:	Lucas
Zoning:	CO – Office Commercial
Parking:	45 to 48 ± spaces
Curb Cuts:	2
Street:	2 lane, 1 way



For more information, please contact:

KEN MARCINIAK, SIOR
(419) 249 6302
kmarciniak@signatureassociates.com

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

421 & 417 Michigan Street, Toledo, OH 43624

Investment Property For Sale

10,192
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS	
Exterior Walls:	Brick
Structural System:	Brick, block, & wood
Roof:	Membrane
Floors:	Wood
Floor Coverings:	Carpet/tile
Basement:	Yes
Heating:	Gas
Air Conditioning:	Yes
Power:	200 amps
Restrooms:	10
Recent Major Maintenance:	Roof repair

2019 REAL ESTATE TAXES		
UNIT	TD	PARCEL NUMBER
Building	15	01146008
Parking Lot	15	01146016
Parking Lot	15	01146015
Total Annual Taxes:		\$9,419.40

Comments:

- All tenants are month to month.
- Separate utilities
- Private restrooms
- Basement storage
- Access to parking lot from basement.
- 2 tenants split gas heat.

LEASE INFORMATION				
Tenant	Square Footage	Annual Rent	Rent per SF	Lease Term
On file				
A	800 ±	\$9,600	\$12.00	Month to Month
B	1,200 ±	\$12,240	\$10.20	Month to Month
C	2,000 ±	\$18,000	\$9.00	Month to Month
D	2,500 ±	\$11,280	\$4.51	Month to Month
E	1,950 ±	Vacant		
Parking Lot	45 – 48 cars	\$14,000		Month to Month

For more information, please contact:

KEN MARCINIAK, SIOR

(419) 249 6302

kmarciniak@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

421 & 417 Michigan Street, Toledo, OH 43624

Investment Property For Sale

10,192
Square Feet
AVAILABLE

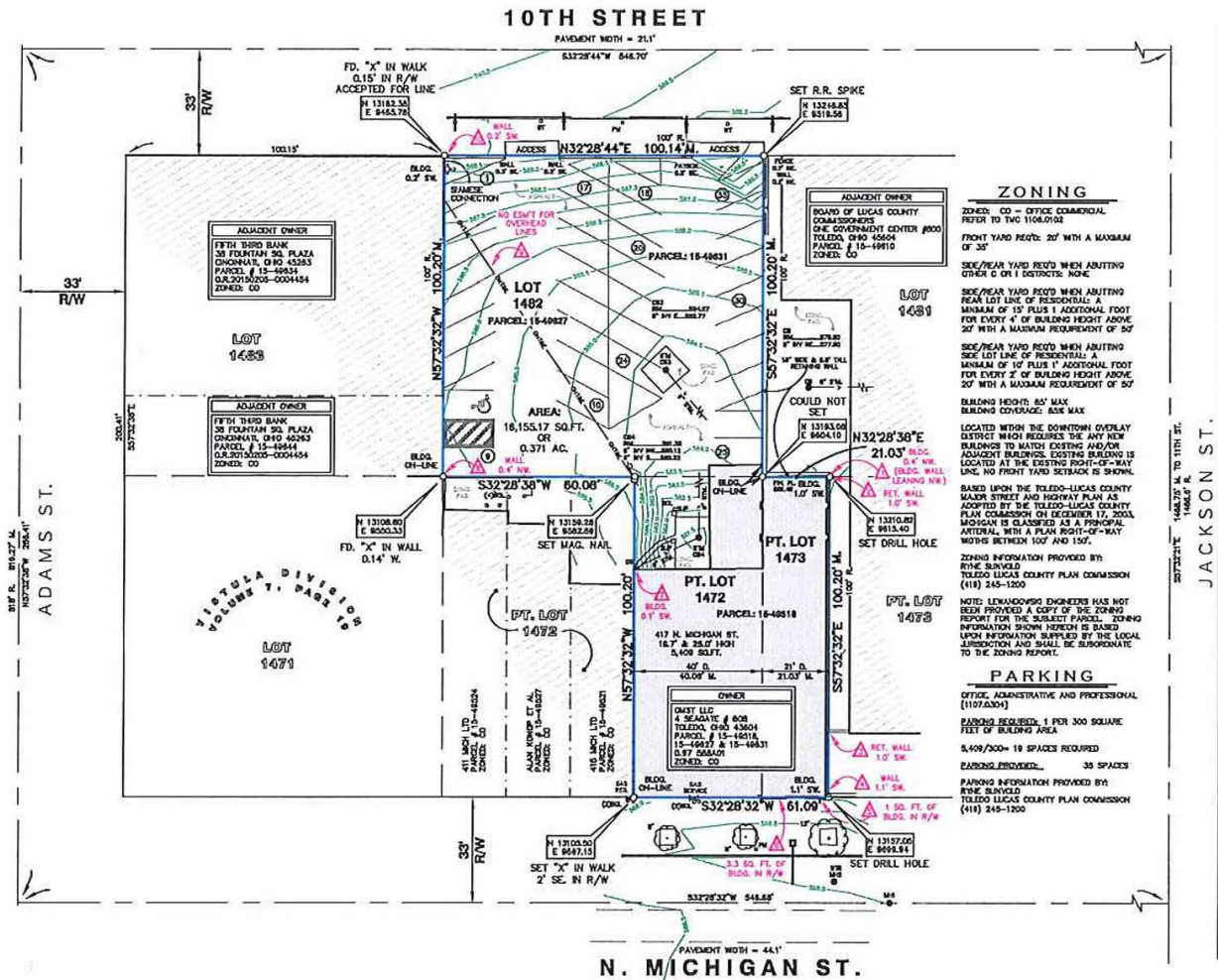
2019 Actual Income & Expense Statement

Gross Scheduled Rental Income:		\$ 76,324.80
<i>Plus Rental Income:</i>	-----	
Total Gross Income:		\$ 76,324.80
2019 Operating Expenses:		
Accounting & Legal	\$ 450.00	
Property Management	-----	
Property Insurance	\$ 2,784.00	
Real Estate Taxes/Assessments	\$ 9,428.83	
Repairs & Maintenance	\$ 5,153.75	
Janitorial	\$ 1,200.00	
Lawn Care	-----	
Snow Removal	-----	
Rubbish	\$ 1,860.50	
Utilities:		
Electric	\$ 1,442.98	
Gas & Oil	\$ 2,545.11	
Sewer & Water	\$ 1,643.20	
Miscellaneous	-----	
Total Operating Expenses:		\$ 26,508.37
Net Operating Income:		\$ 49,816.43

For more information, please contact:

KEN MARCINIAK, SIOR
(419) 249 6302
kmarciniak@signatureassociates.com

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



For more information, please contact:
KEN MARCINIAK, SIOR
 (419) 249 6302
 kmarciniak@signatureassociates.com

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

421 & 417 Michigan Street, Toledo, OH 43624

Investment Property For Sale

10,192
Square Feet
AVAILABLE



For more information, please contact:

KEN MARCINIAK, SIOR

(419) 249 6302

kmarciniak@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com