



"Innovative Solutions at Work"

OFFICE BUILDING FOR SALE

4334 SECOR RD., TOLEDO, OH 43615



SALE PRICE: ~~\$1,300,000~~ \$1,250,000

OFFERING SUMMARY

Building Size: 22,440 SF

Year Built: 1978

Zoning: C-3

County: Lucas

Parking Spaces: 120

PROPERTY HIGHLIGHTS

- Medical office building with generous parking field
- Located directly across from Toledo Clinic main campus and close proximity to Mercy St. Anne's
- Building fully sprinkled with fire alarms
- Excellent visibility and accessibility
- Owner will consider short term lease back

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,439	44,485	95,421
Total Population	14,059	107,781	234,380
Average HH Income	\$50,629	\$62,300	\$57,485

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.

TIM SCHLACHTER

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BUILDING SPECIFICATIONS

Building Size	22,440
Price / SF	\$58.04
Year Built	1978
Number Of Floors	2
Elevator	1
Framing	Wood Frame/Brick Veneer
Roof	Rubber
Floor Coverings	Tile, VCT and carpet
Heat Type	Electric
Air Conditioning	Electric
Electrical	600 amps
Fire Supression	Dry System

PROPERTY DETAILS

County	Lucas
Zoning	C-3
Parcel #	18-86207
Traffic Count	25,494 (2017)
Traffic Count Street	Secor Rd.

UTILITIES

Natural Gas	Columbia Gas
Electric	First Energy
Water	Department of Public Utilities
Sewer	Department of Public Utilities



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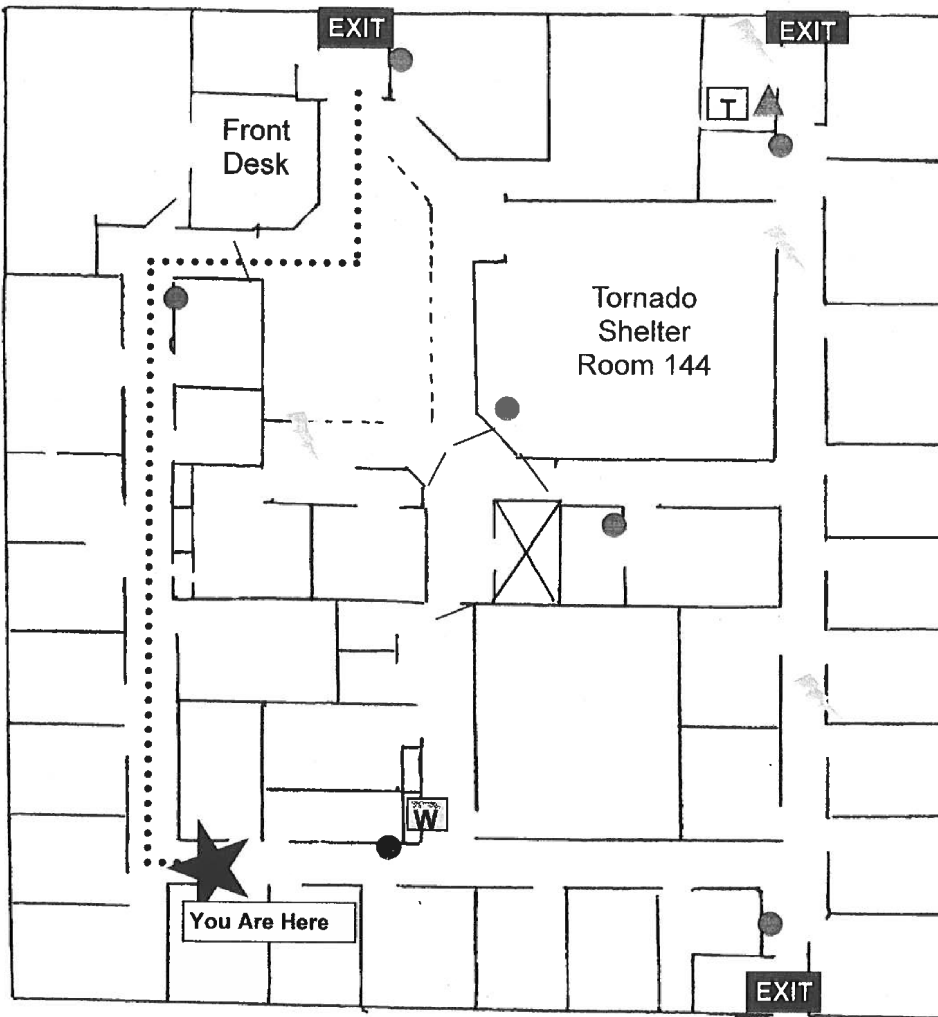
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Legend:

- Fire Extinguisher
- EXIT
- Exit
- Circuit Breaker
- You Are Here
- Path to Exit
- Main Alarm Panel
- Main Telephone
- Main Water

Tornado shelter is in Room 144 (First Floor)

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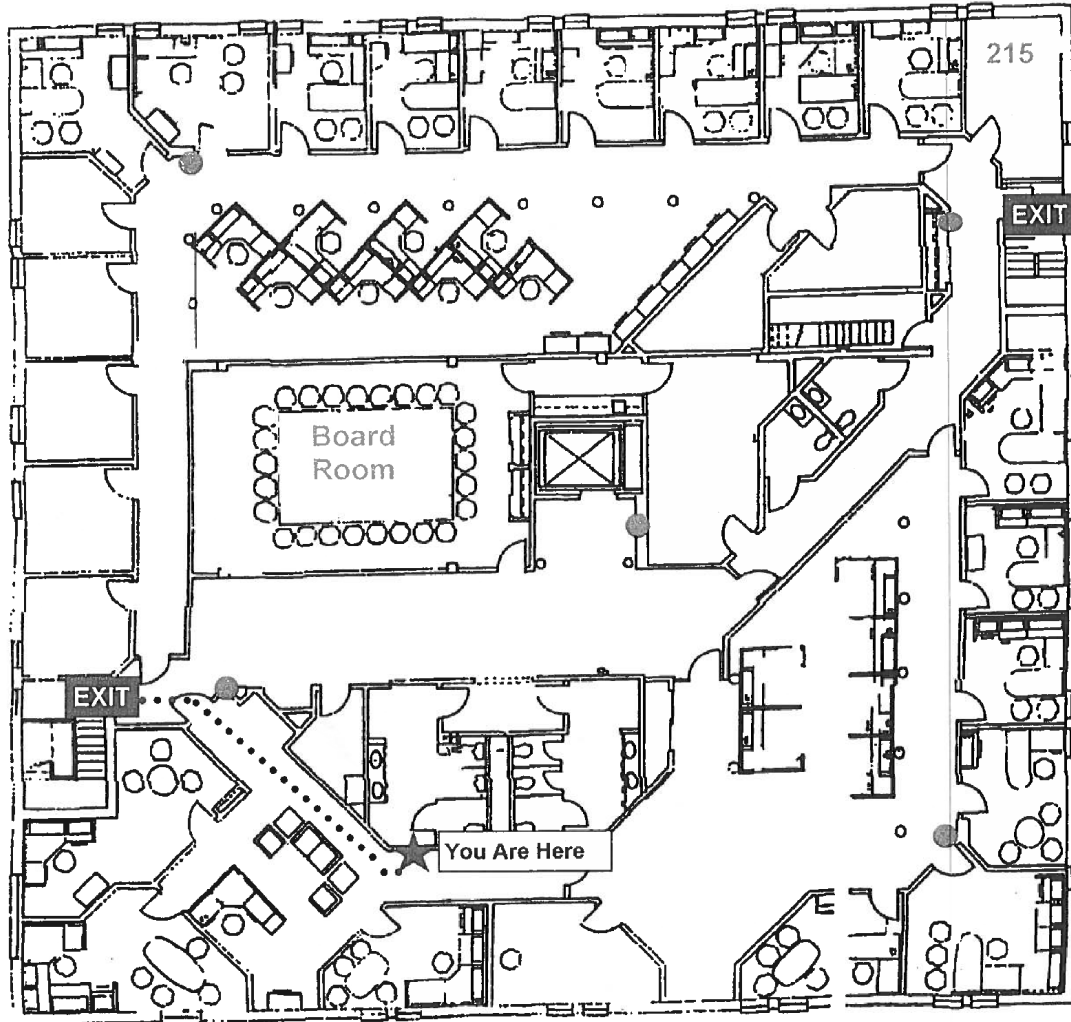
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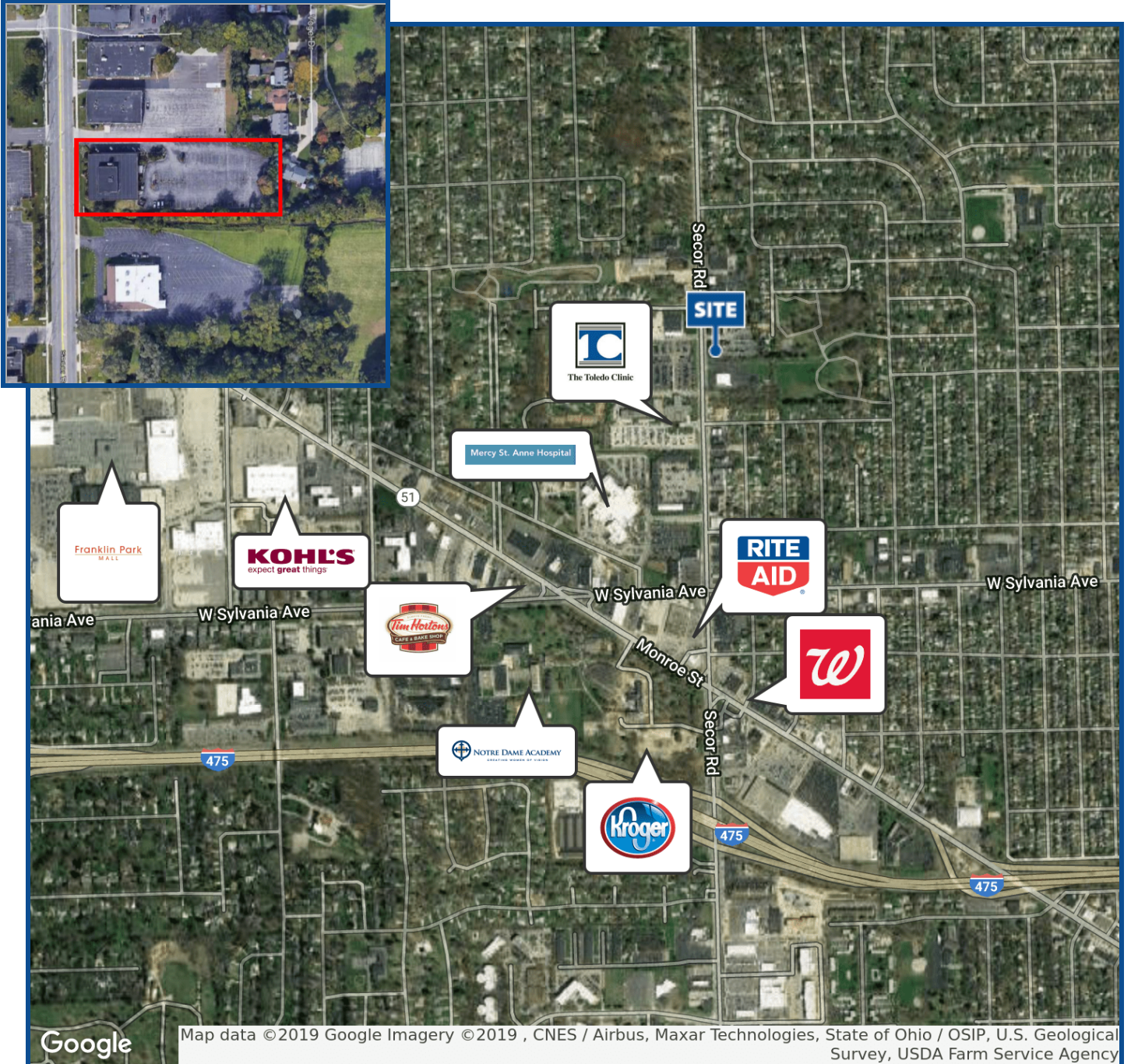
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