

3331 N. HOLLAND SYLVANIA ROAD
TOLEDO, OHIO 43615 (SYLVANIA TOWNSHIP)

RETAIL SPACE FOR SALE
6,400 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$375,000
Building Size:	6,400 SF
Space Available:	6,400 SF
Number of Stories:	1
Year Constructed:	1960
Condition:	Good
Lot Dimensions:	100' x 278' +/-
Acreage:	.64 +/-
Closest Cross Street:	Central Avenue
County:	Lucas
Zoning:	Commercial – C2
Parking:	15 spaces
Curb Cuts:	3
Street:	5 Lane



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

3331 N. Holland Sylvania, Toledo, Ohio 43615

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BUILDING SPECIFICATIONS

Exterior Walls:	Wood
Structural System:	Wood
Roof:	Asphalt
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	10'
Basement:	No
Heating:	Gas
Air Conditioning:	Partial
Power:	200 amps
Restrooms:	2
Sprinklers:	No
Signage:	Yes - pole
Delivery Area:	Yes

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,494	\$64,029
3 MILE	63,224	\$67,102
5 MILE	165,715	\$60,177

Comments:

- Drive thru – 10'x14' doors
- Covered storage in rear.

BUILDING INFORMATION

Current Tenant:	Dan Rodgers
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes – contact Ken Marciniak

2021 REAL ESTATE TAXES

TD:	78
Parcel:	48184, 48187, 48141, 48144
Assessor Number:	30-189-007, 008, 009, 010
Total Annual Taxes:	\$14,077.20

TRAFFIC COUNTS (TWO-WAY)

N. Holland Sylvania Road – 17,380 Cars per day (2008)

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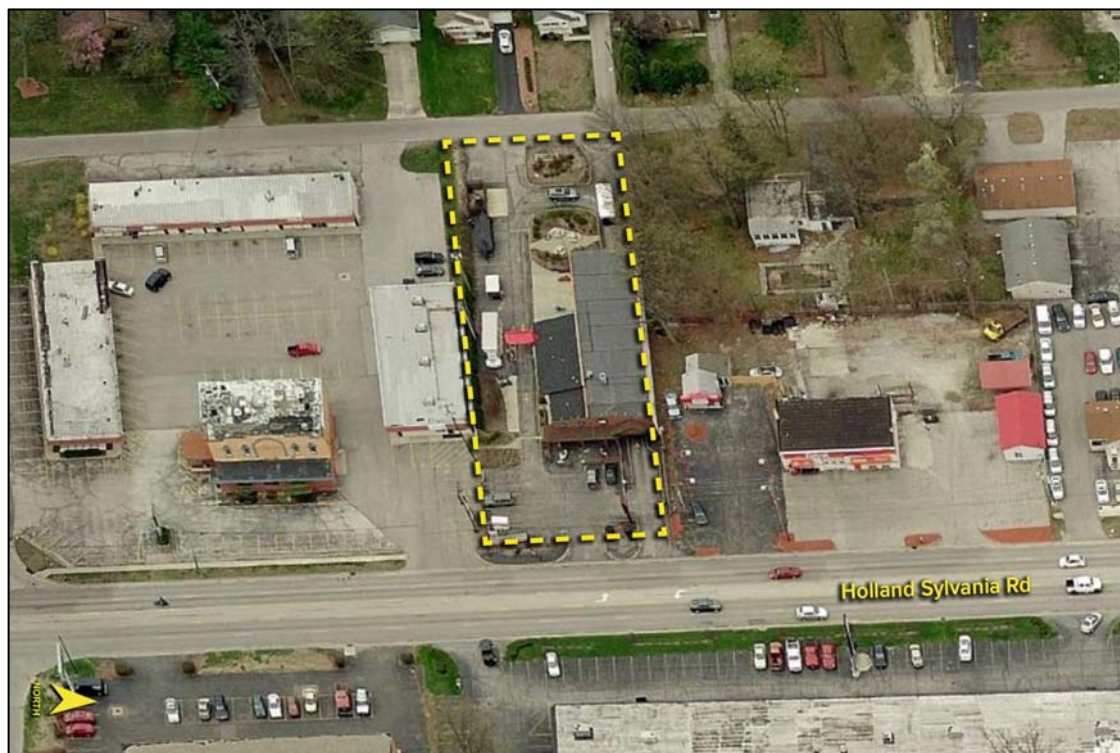
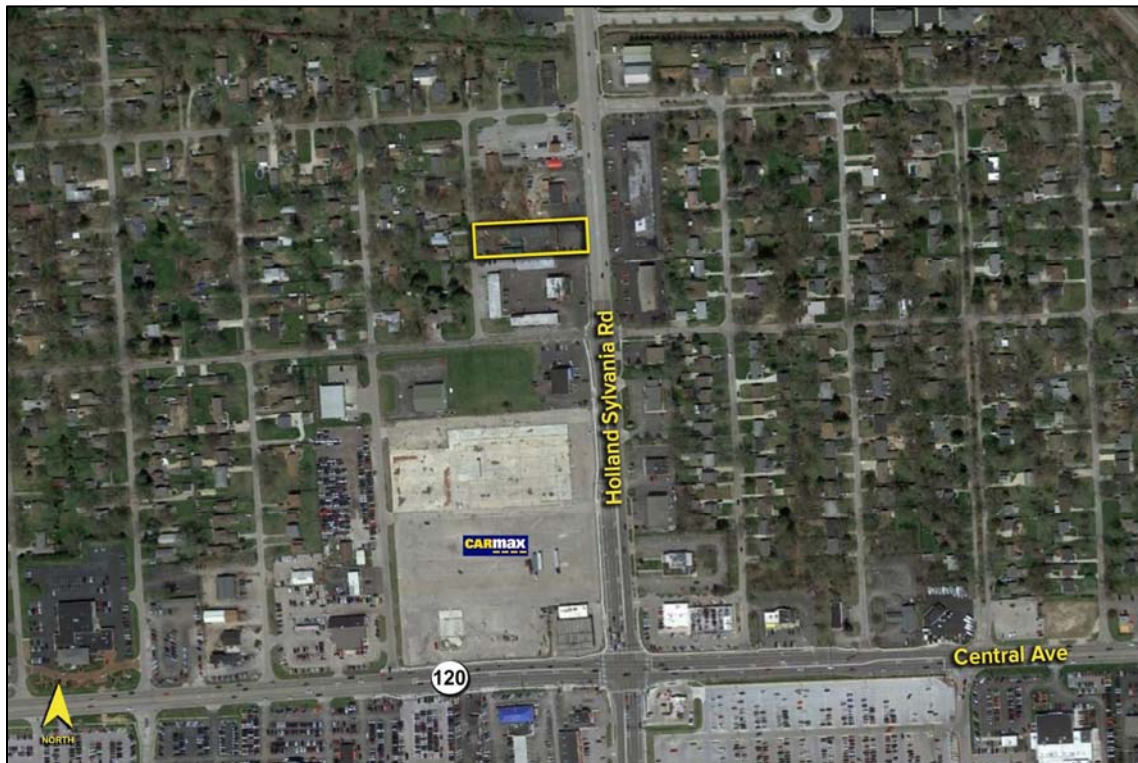
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