

8333-8353 W. CENTRAL AVENUE  
SYLVANIA TWP, OH 43560

COMMERCIAL BUILDING FOR SALE  
1,125 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

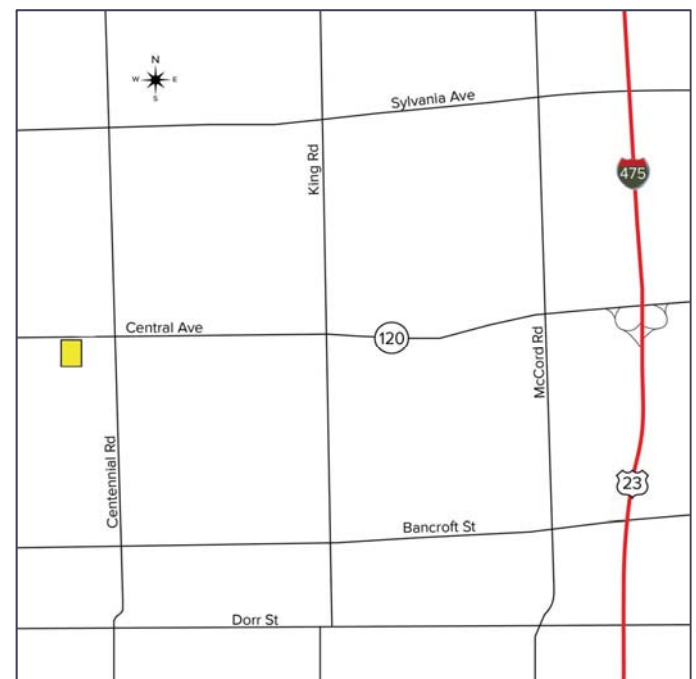
FULL-SERVICE COMMERCIAL REAL ESTATE

**LAWN CREATIONS**



## GENERAL INFORMATION

Sale Price:	\$365,000
Building Size:	1,125 square feet
Number of Stories:	One
Year Constructed:	1936
Condition:	Good
Lot Dimensions:	Irregular
Acreage:	1.48 acres
Closest Cross Street:	Centennial Road
County:	Lucas
Zoning:	C-2
Parking:	Ample
Curb Cuts:	One
Street:	2 lane with center turn



For more information, please contact:

**JOE FRANCIS**  
(419) 249 6320  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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## Retail Building For Sale

**BUILDING SPECIFICATIONS**

Exterior Walls:	Wood
Structural System:	Wood & wood joist
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Vinyl and carpet
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Yes
Power:	200 amp
Restrooms:	One
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes

**BUILDING INFORMATION**

Current Occupant:	Residential & Mo Mo
Occupancy Date:	Negotiable
Other Occupants:	Mo Mo Portable Storage Units
Sign on Property:	Yes
Key Available:	Yes

**2020 REAL ESTATE TAXES**

TD:	78
Parcel:	63434, 63427
Assessor Number:	30258008, 09
Total Taxes:	\$3,029.16

**DEMOGRAPHICS**

	POPULATION	MED. HH INCOME
1 MILE	2,764	\$93,623
3 MILE	34,429	\$87,153
5 MILE	87,989	\$75,915

**Comments:**

- Sylvania Township.
- Good visibility.
- City water and septic system.
- Great redevelopment site.

**TRAFFIC COUNTS (TWO-WAY)**

CENTRAL AVE	19,630 (2010)
CENTENNIAL RD	8,856 (2017)

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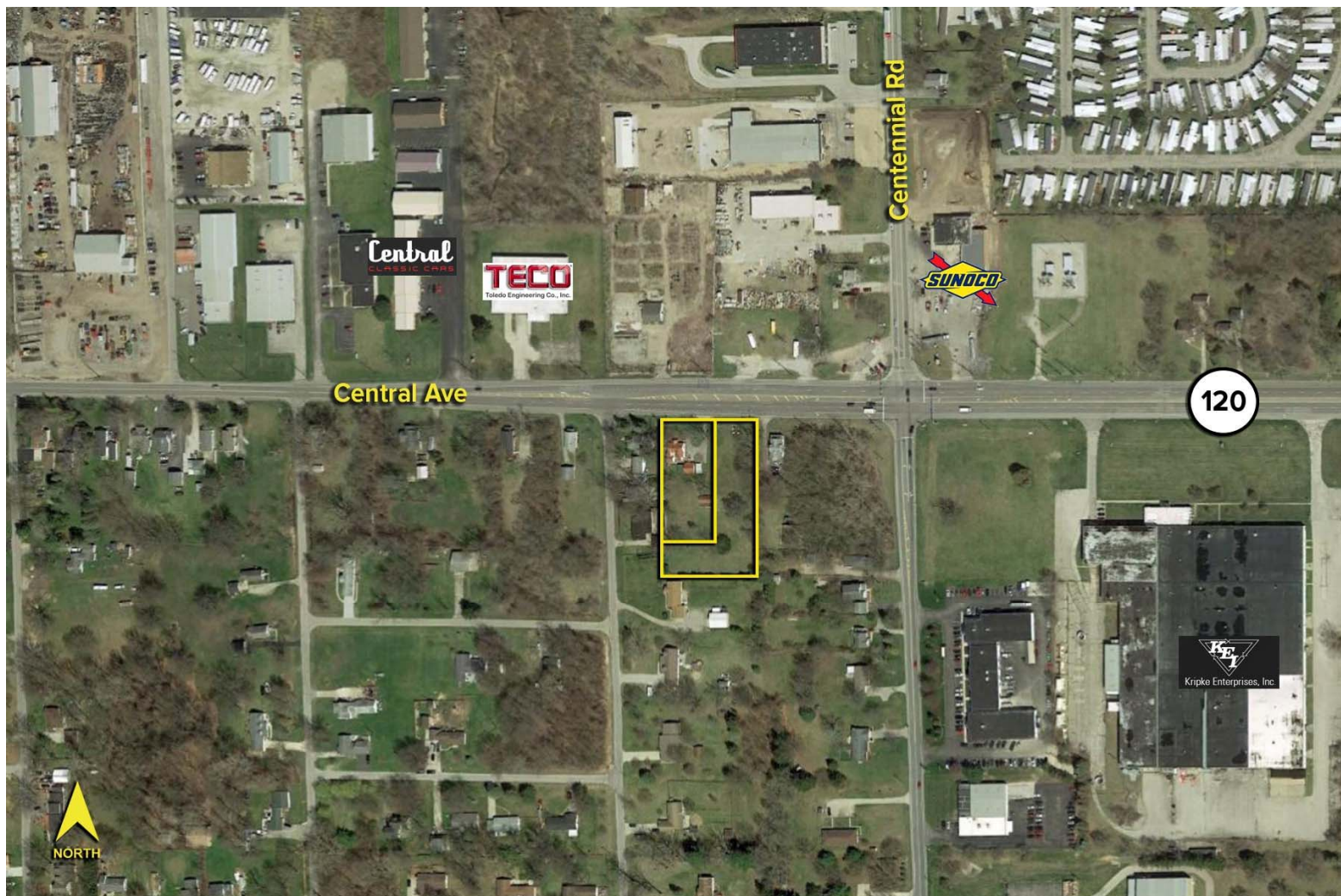
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