

201 KNAPP STREET &
403 – 417 BROADWAY STREET
TOLEDO, OH 43604



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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDINGS FOR SALE
4 Buildings totaling 56,540 Square Feet



GENERAL INFORMATION

Price: \$450,000

	201 Knapp	403 Broadway	405 Broadway	409 Broadway	413 Broadway	417 Broadway
Building Size:	41,600 SF	2,500 SF	8,264 SF	4,176 SF	Vacant lot	Vacant lot
Number of Stories:	3	1	3	2		
Year Constructed:	1909	1945	1919	1954		
Condition:	Poor	Poor	Poor	Poor		
Lot Dimensions:	150' x 50"	150' x 50'	150' x 27'	150' x 25'	150' x 50'	150' x 50'
Acreage:	0.1638	0.1638	0.843	0.0911	0.1638	0.1638
Closest Cross Street:	On Broadway Street, Knapp Street and Wade Street					
County:	Lucas					
Zoning:	IL Limited Industrial					
Parking:	Street parking and stoned lots behind buildings					
Curb Cuts:	Wade Street and Broadway Street					
Street:	4 lane, 2 way – Broadway Street					

For more information, please contact:

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Commercial Building For Sale

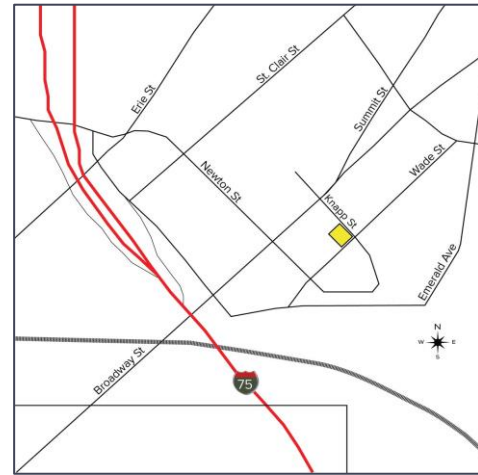
56,540
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick & block
Structural System:	Unknown
Roof:	Type unknown – poor condition
Floors:	Unknown
Floor Coverings:	Unknown
Ceiling Height:	Unknown
Basement:	Unknown
Heating:	Unknown
Air Conditioning:	Unknown
Power:	Unknown
Restrooms:	Unknown
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Per municipal code

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	No – tours are offered upon receiving an acceptable LOI/offer to purchase.



2021 REAL ESTATE TAXES

	201 Knapp & 410 – 414 Wade	403 Broadway	405 Broadway	409 Broadway	413 Broadway	417 Broadway	Total Taxes
Parcel Numbers:	1159831, 1159821, 1159814	1159841	1159824	1159827	1159817	1159811	
Assessor Number:	07163002, 07163003, 07163004	07163001	07163020	07163019	07163018	07163017	
Full Year Taxes:	\$4,688.03	\$1,746.25	\$1,016.16	\$1,166.64	\$530.52	\$523.36	\$9,670.96
100 % Value:							
Land:	\$ 23,400	\$ 26,800	\$ 7,100	\$ 7,700	\$ 7,400	\$ 7,200	
Building:	\$ 90,600	\$ 9,700	\$ 17,400	\$ 21,000	\$ 0000	\$ 0000	
Total 100 % Value:	\$ 114,000	\$ 36,500	\$ 24,500	\$ 28,700	\$ 7,400	\$ 7,200	

* Charity tax exemption in place.

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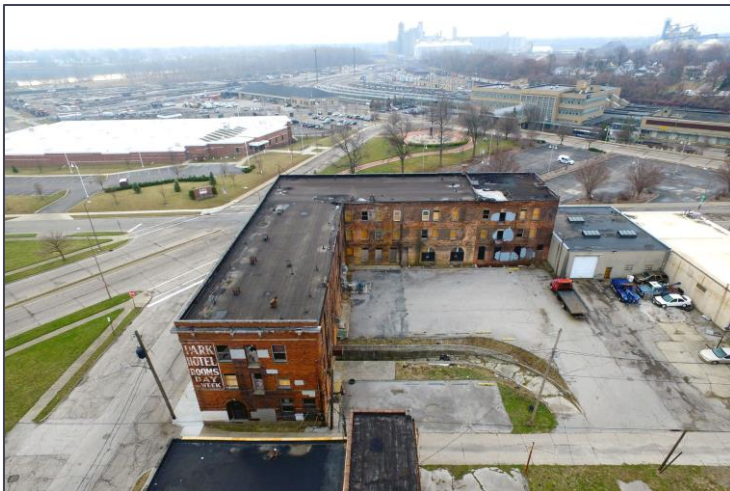
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The Park Hotel was constructed in 1909 and served both the original and current train stations as well as other south Toledo hospitality needs. It ceased operating as a hotel about ninety years later, while the restaurant and bar continued for another ten years. The structure had over one hundred rooms, all with baths, and contains a beautiful lobby with terrazzo floors and wood paneling.

It is envisioned to be redeveloped as a hospitality and residential facility, possibly consisting of quarters for railroad train crews, rental hotel rooms for train and bus passengers, a hostel facility for travelers and rental apartments or condominium units. While a bar is not suggested as primary occupant, it does seem desirable to have a limited food service operation that may include a bar and patio.

A new entry could be relocated to the Broadway side of the building with secure and adequate parking off Broadway as well as Knapp and Wade Streets. The present primary entrance could also be maintained and serve pedestrians and transient passengers from the Martin Luther King, Jr. Plaza transportation stations.

Taken from the "2015 Middle Grounds District Plan"



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201 Knapp Street & 410 Wade Street - Front View



201 Knapp Street & 410 Wade Street – Rear View



201 Knapp Street & 403 Broadway Street



405 Broadway Street & 409 Broadway Street



403 Broadway St. - Rear View & 405 Broadway St. - Side View



405 & 409 Broadway Street – Rear View

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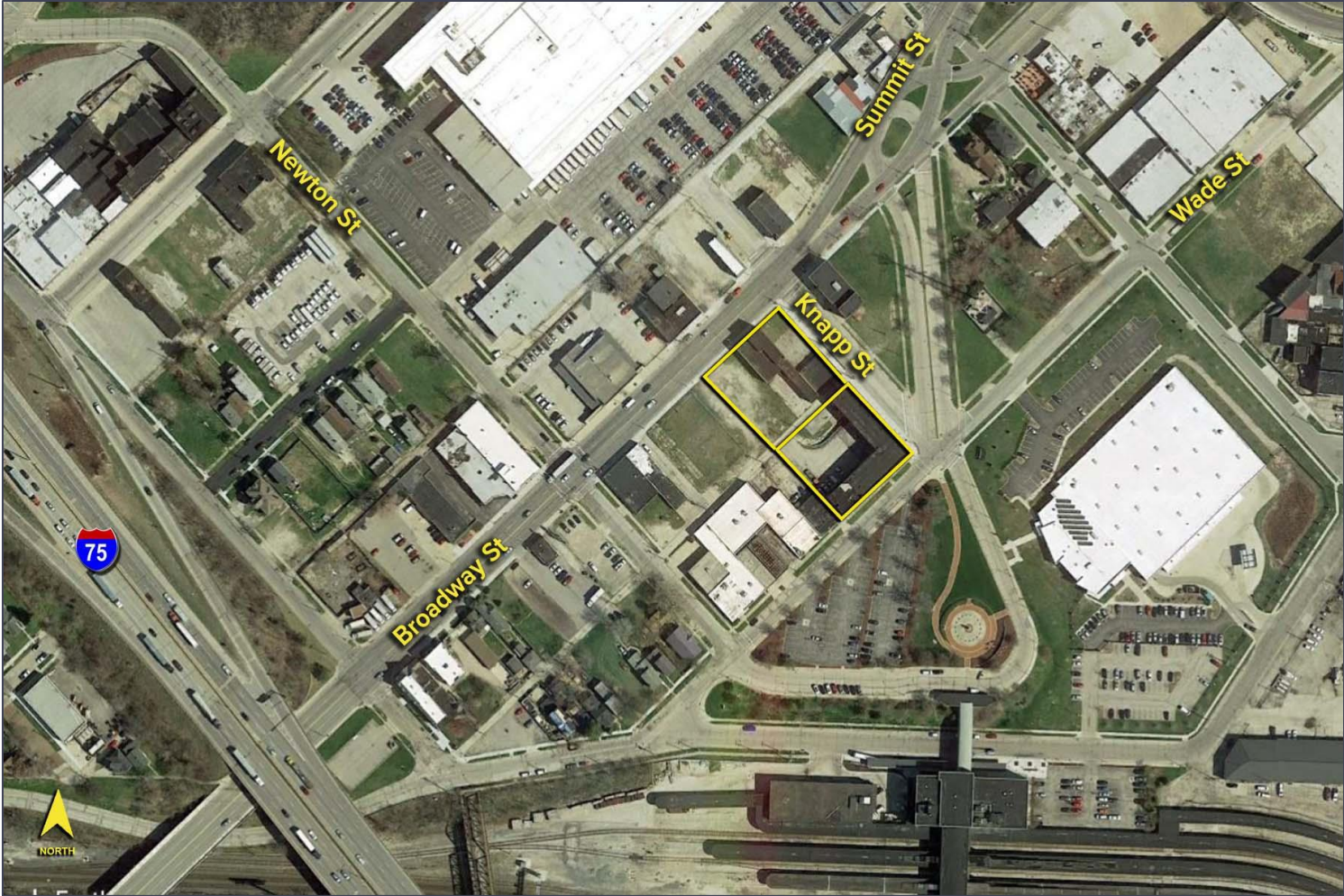
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Parcel Aerial



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**Middle Grounds District Plan
Park Hotel Redevelopment**



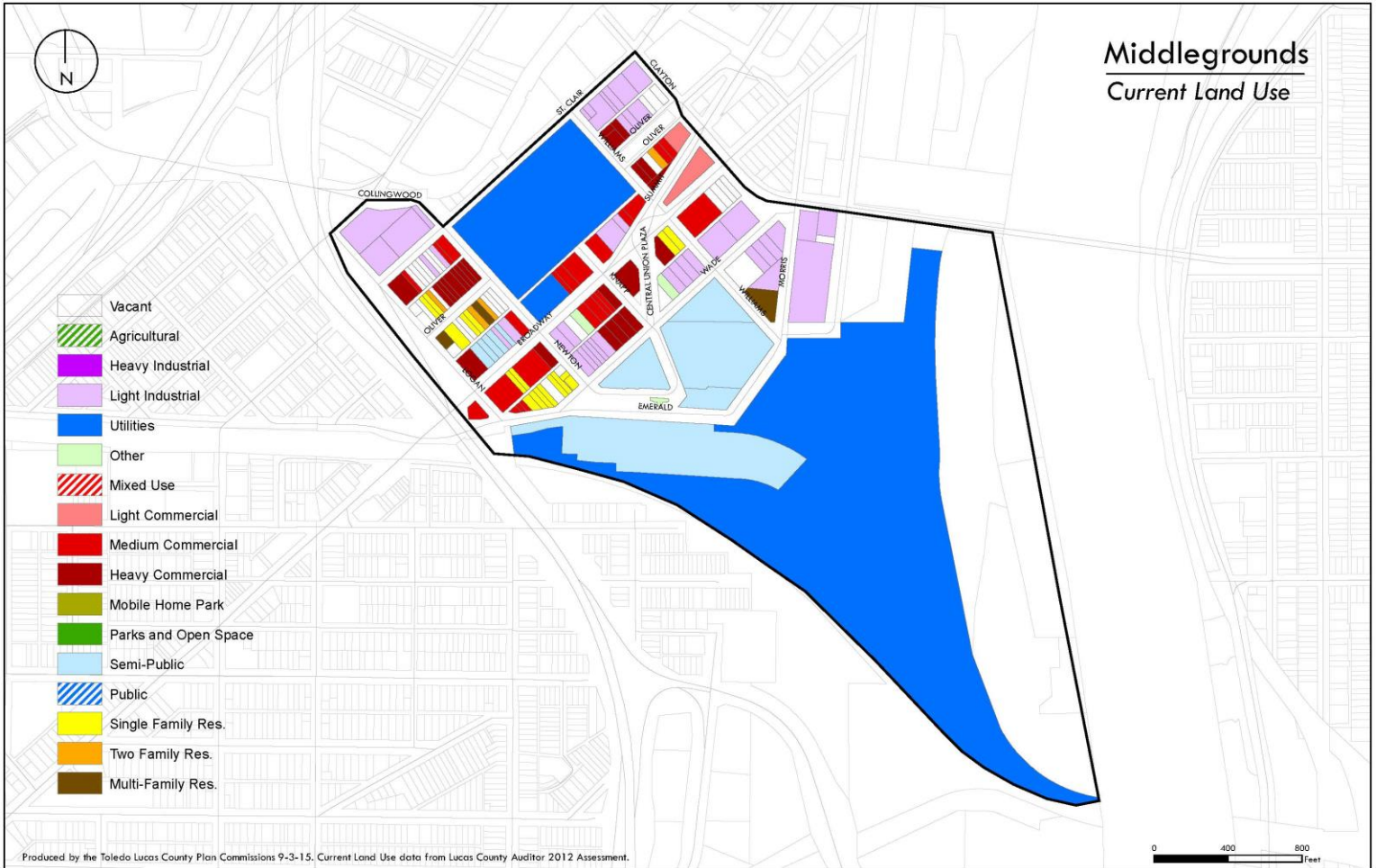
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Middle Grounds District Redevelopment Plan

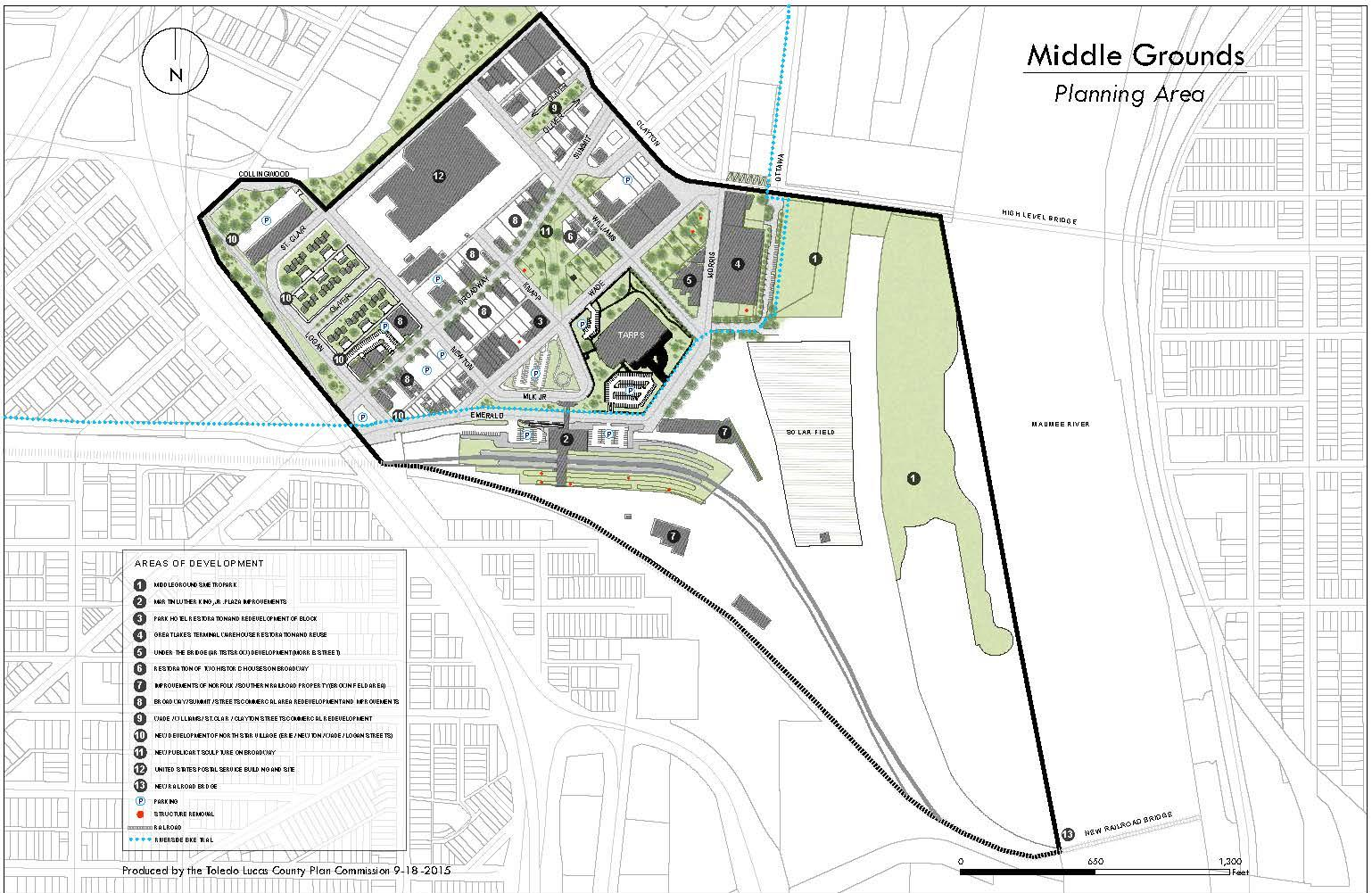


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