1602-1604-1606 S. BYRNE RD. TOLEDO, OH 43614

COMMERCIAL BUILDING FOR SALE 8,100 Square Feet Available



FULL-SERVICE COMMERCIAL REAL ESTATE

CONDOMINIUM COMMERCIAL CENTER



GENERAL INFORMATION

Price: \$110,000

Suite Sizes: 1602 – 1,800 SF

1604 – 4,500 SF **1606** – 1,800 SF

7000 - 1,000

Building Size: 8,100 SF

Number of Stories: 1

Year Constructed: 1963 Condition: Fair

Lot Dimensions: 89' x 476' **Acreage:** 0.973 acres

Closest Cross Street: Glendale Avenue

County: Lucas **Zoning:** CR

Parking: $63\pm$ spaces + back lot

Curb Cuts: Three

Street: 4 lane with center turn lane



For more information, please contact:

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BUILDING SPECIFICATIONS		
Exterior Walls:	Brick	
Structural System:	Block	
Roof:	Flat rubber	
Floors:	Concrete	
Floor Coverings:	Varies per unit	
Ceiling Height:	10'	
Basement:	No	
Heating:	GFA & electric forced air	
Air Conditioning:	Central	
Power:	200 amp	
Restrooms:	2 per suite	
Security System:	No	
Overhead Doors:	No	
Sprinklers:	No	
Signage:	Facia	

BUILDING INFORMATION	ON .		
Current Occupant:	Vacant		
Occupancy Date:	Upon closing		
Sign on Property:	Yes		
Key Available:	Yes		
2020 REAL ESTATE TAXES			
TD:	20		
Parcels:	38105		
Assessor Number:	06234039		



Comments:

Total Annual Taxes:

- Former Video News.
- Glenbyrne Shopping Center.
- Near UTMC.
- Condo association fee is \$9,480.00 annually.

\$9,112.22

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Commercial Building For Sale

8,100 Square Feet AVAILABLE









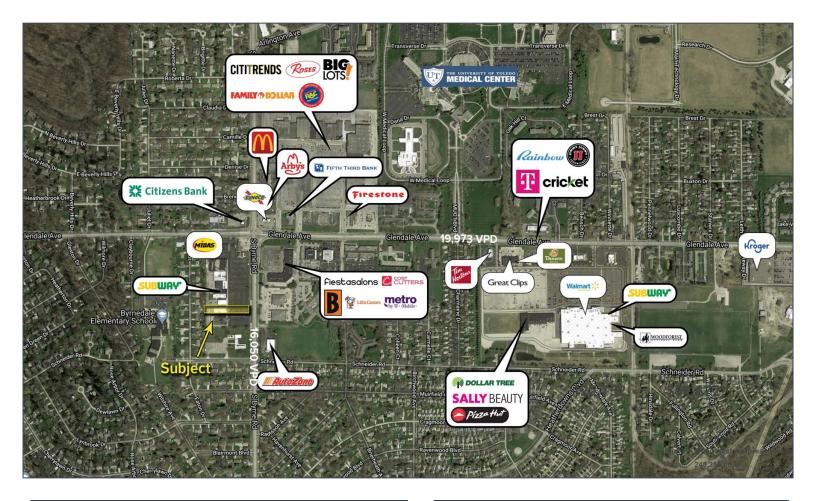
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	10,222	\$44,740
3 MILE	73,215	\$49,118
5 MILE	182,630	\$52,905

TRAFFIC COUNTS (VPD – TWO-WAY)		
16,050	S. Byrne Road	
19,973	Glendale Avenue	

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