

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

COMMERCIAL BUILDING FOR SALE
8,100 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

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
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± spaces + back lot
Curb Cuts:	Three
Street:	4 lane with center turn lane



For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

1602-1604-1606 S. Byrne Road, Toledo, OH 43614

Commercial Building For Sale

8,100
Square Feet
AVAILABLE

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

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
Total Annual Taxes:	\$9,112.22



Comments:

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

For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

1602-1604-1606 S. Byrne Road, Toledo, OH 43614
Commercial Building For Sale

8,100
Square Feet
AVAILABLE



For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

1602-1604-1606 S. Byrne Road, Toledo, OH 43614

Commercial Building For Sale

8,100
Square Feet
AVAILABLE



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

For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

KEENAN FIELDS
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com