

4460 SOUTH AVENUE
TOLEDO, OH 43615

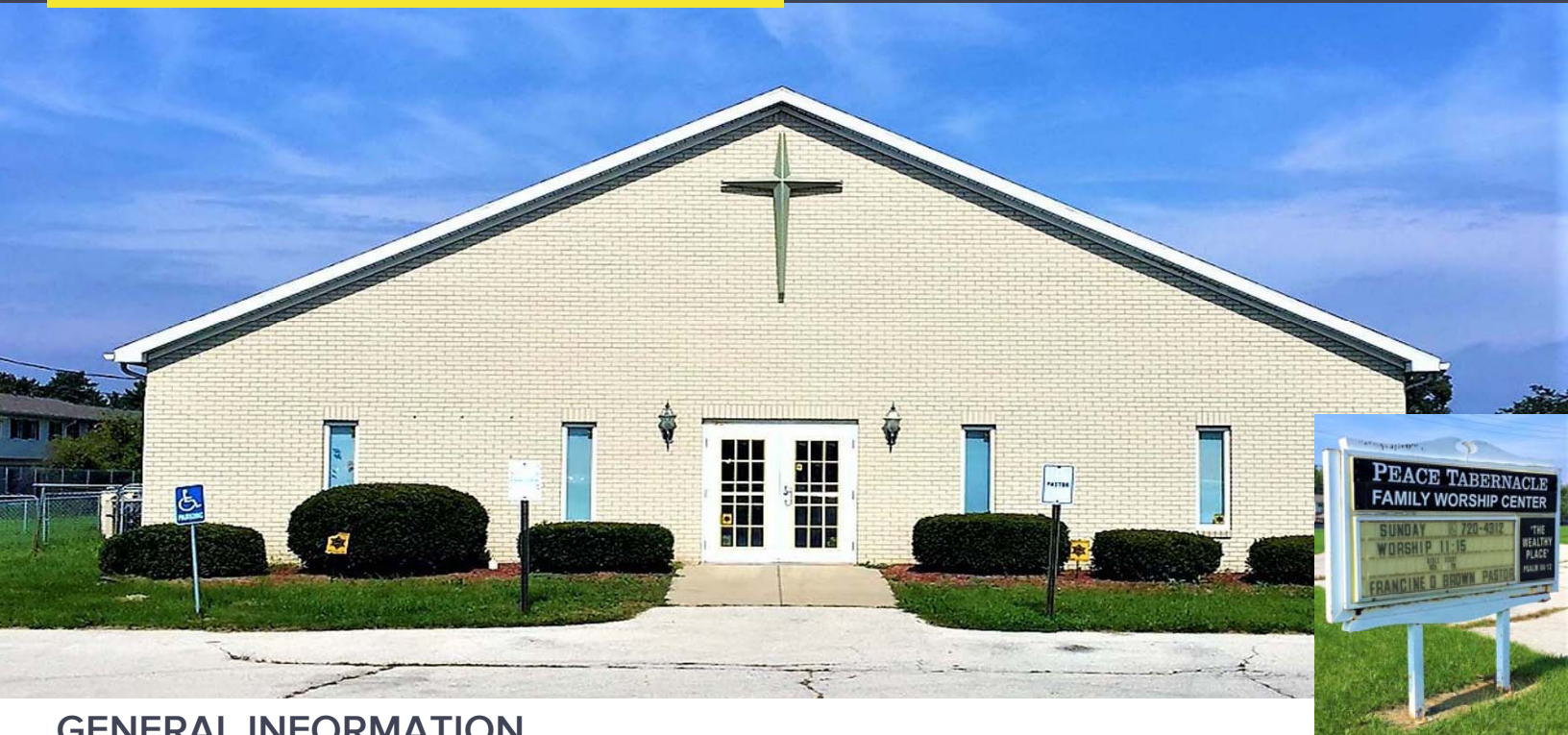
OFFICE BUILDING FOR SALE
3,500 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

PEACE TABERNACLE FAMILY CENTER



GENERAL INFORMATION

Price:	\$275,000
Building Size:	3,500 square feet
Number of Stories:	One
Year Constructed:	2000
Condition:	Good
Lot Dimensions:	267' x 626'
Acreage:	3.98±
Closest Cross Street:	Wenz Road
County:	Lucas
Zoning:	RS-6 – Single Family Residential
Parking:	80±
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & vinyl siding
Structural System:	Block & beam
Roof:	Pitched & shingled (2015)
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	14'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	400a/240v/3-phase
Restrooms:	Three
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Street

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	By appointment

2020 REAL ESTATE TAXES

TD:	20
Parcels:	15122
Assessor Number:	05911076

TRAFFIC COUNTS (TWO-WAY)

SOUTH AVENUE	4,300 (2017)
WENZ ROAD	2,600 (2018)

Comments:

- Roof replaced in 2015.
- Three ADA restrooms with showers.
- Full kitchen equipped with commercial grade refrigerator/freezer and stove with ventilated hood system.
- Former daycare and church.

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Congregation/Open floor with 14' ceilings



Lobby and front office area



ADA restrooms with showers



3,500 square feet on 4 acres

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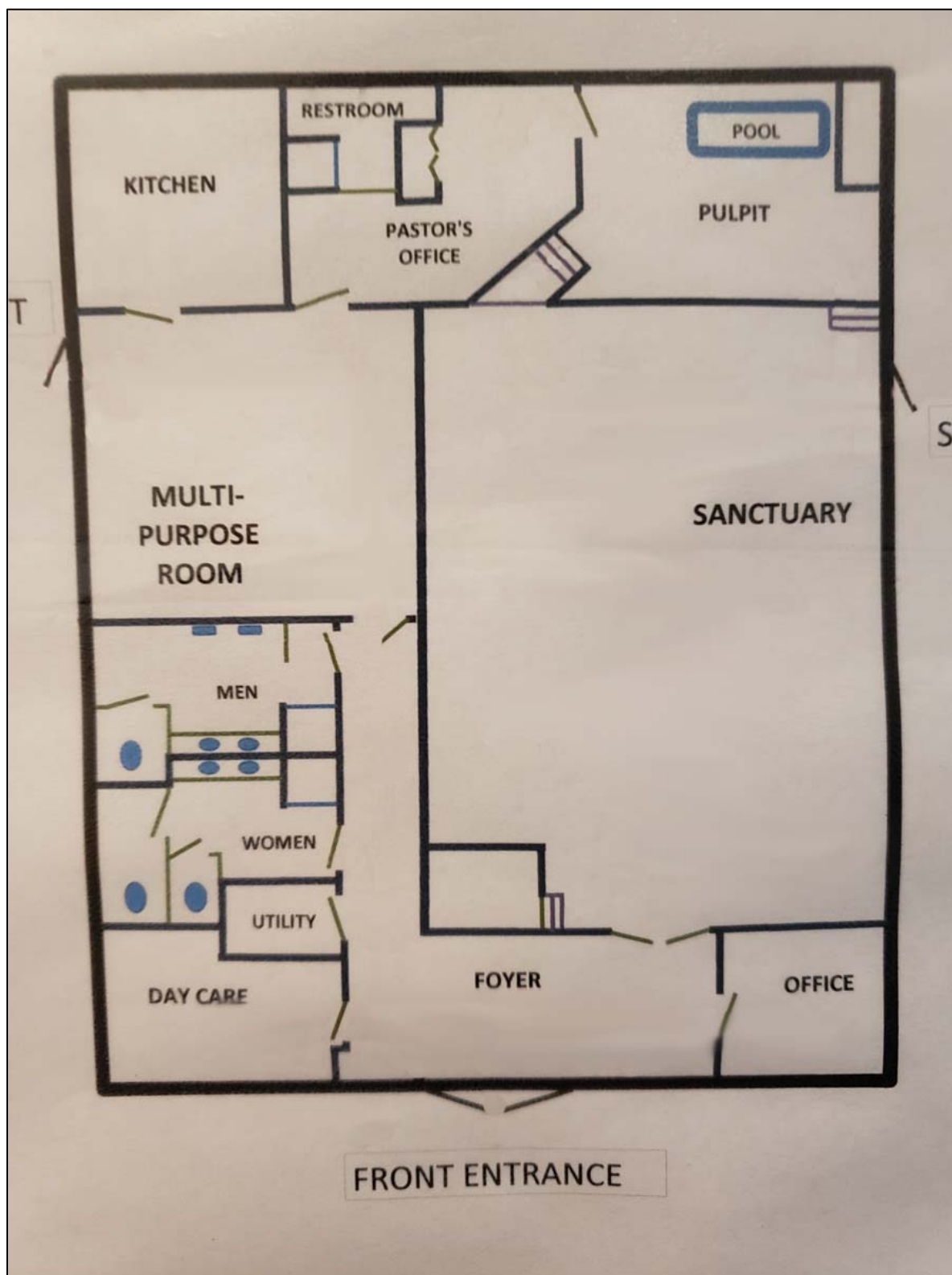
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