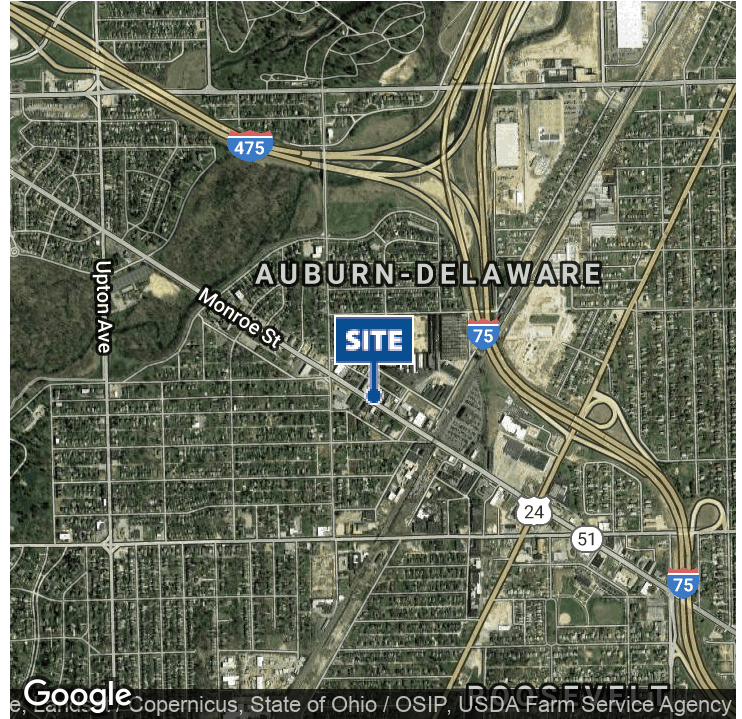




# OFFICE BUILDING FOR SALE

3326 MONROE ST., TOLEDO, OH 43606

"Innovative Solutions at Work"



**SALE PRICE:** ~~\$54,900~~ \$50,000

### OFFERING SUMMARY

Price / SF: \$14.92

Building Size: 3,351 SF

Lot Size: 0.28 Acres

Year Built: 1892

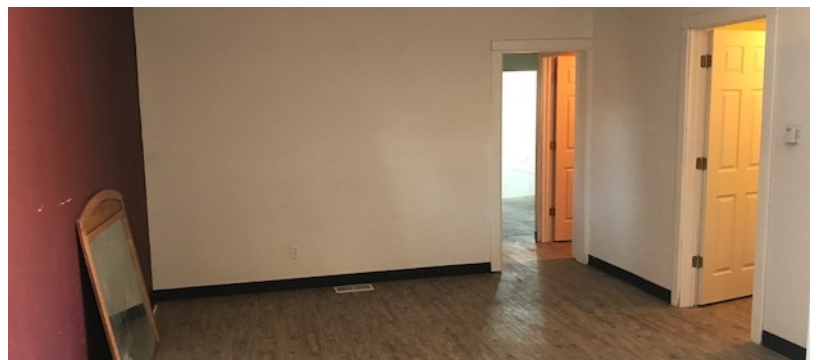
Zoning: Commercial

County: Lucas

Parking Spaces: 6-8

### PROPERTY HIGHLIGHTS

- Completely renovated three bedroom apartment on second floor
- Renovations include bathrooms, windows, HVAC, vinyl flooring, carpet and paint
- Rear entrance to apartment
- Six to eight parking spots in side lot
- Excellent retail exposure



The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**BRIAN DOWNEY**

419.466.6690

[bdowney@millerdanberry.com](mailto:bdowney@millerdanberry.com)

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | [www.millerdanberry.com](http://www.millerdanberry.com)



# OFFICE BUILDING FOR SALE

3326 MONROE ST., TOLEDO, OH 43606

"Innovative Solutions at Work"

## LOCATION INFORMATION

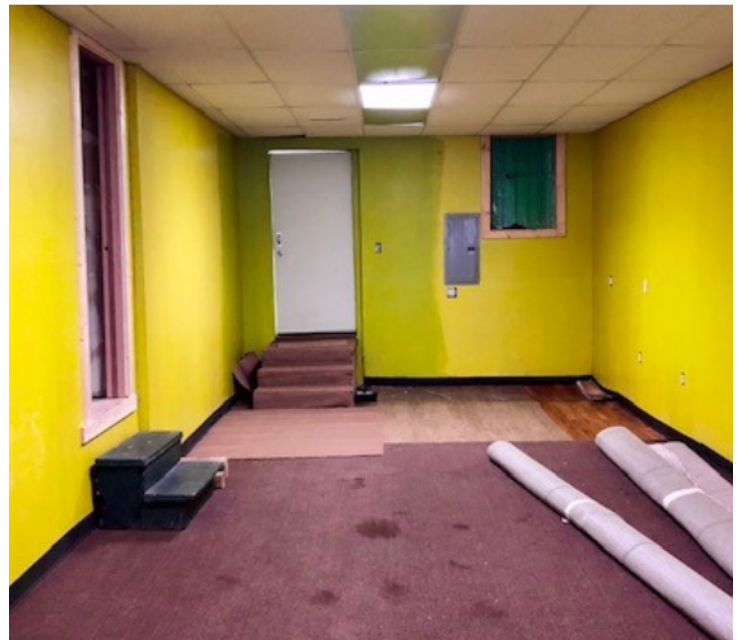
Street Address	3326 Monroe St.
City, State, Zip	Toledo, OH 43606
County/Township	Lucas
Zoning	Regional Commercial
Lot Size	0.275 Acres
Traffic Count	18,272 VPD (2018)

## BUILDING SPECIFICATIONS

Building Size	3,351 SF
Parcel #	01-03907
Year Built	1892
Last Renovated	2017
Curb Cuts	2
Parking Spaces	Lot on side, 6-8 spots
Units	3 Potential
HVAC	None
Number Of Floors	2
Floor Coverings	Wood/Concrete
Construction Type	Brick
Ceiling Height	8'
Real Estate Taxes	\$1,850.83/year

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,442	52,415	114,688
Total Population	14,093	132,886	285,500
Average HH income	\$36,511	\$41,641	\$44,505



**BRIAN DOWNEY**

419.466.6690

bdowney@millerdanberry.com

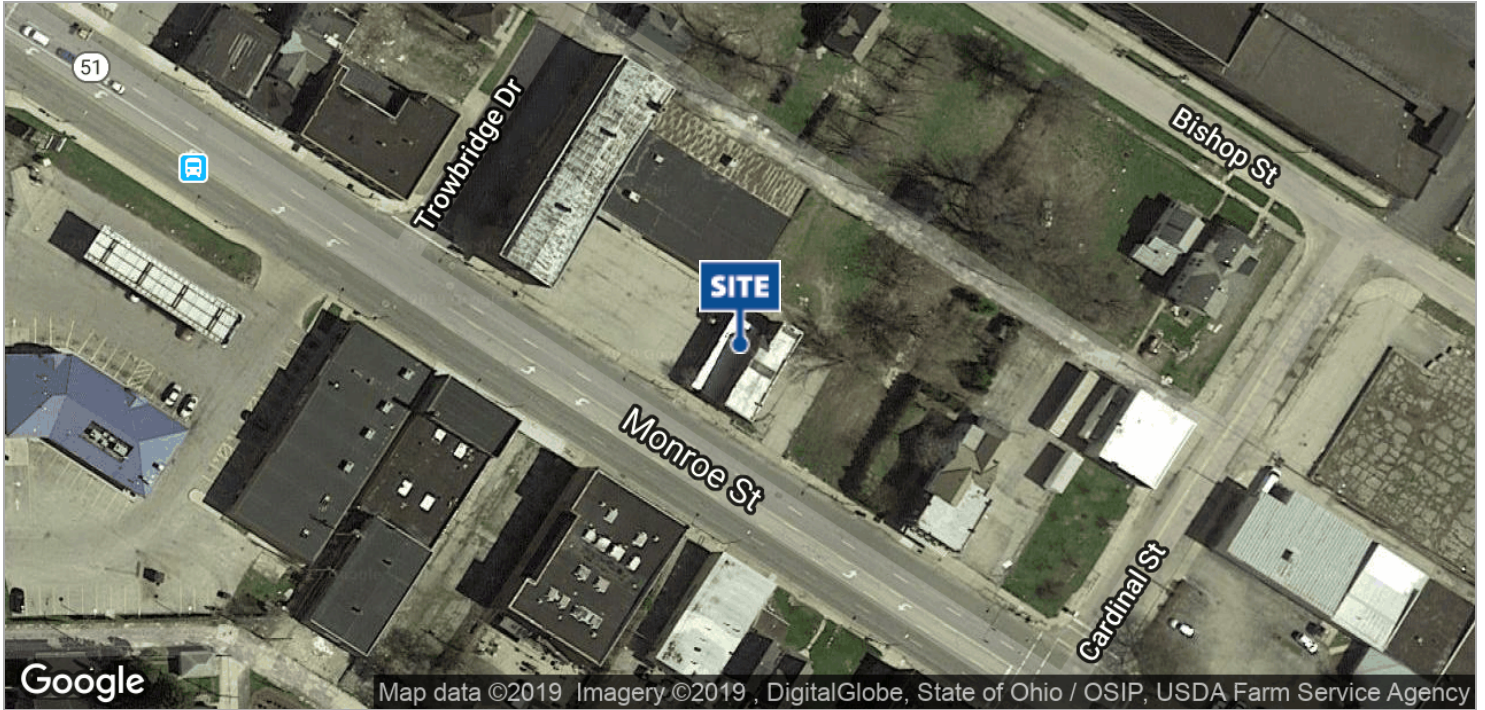
1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



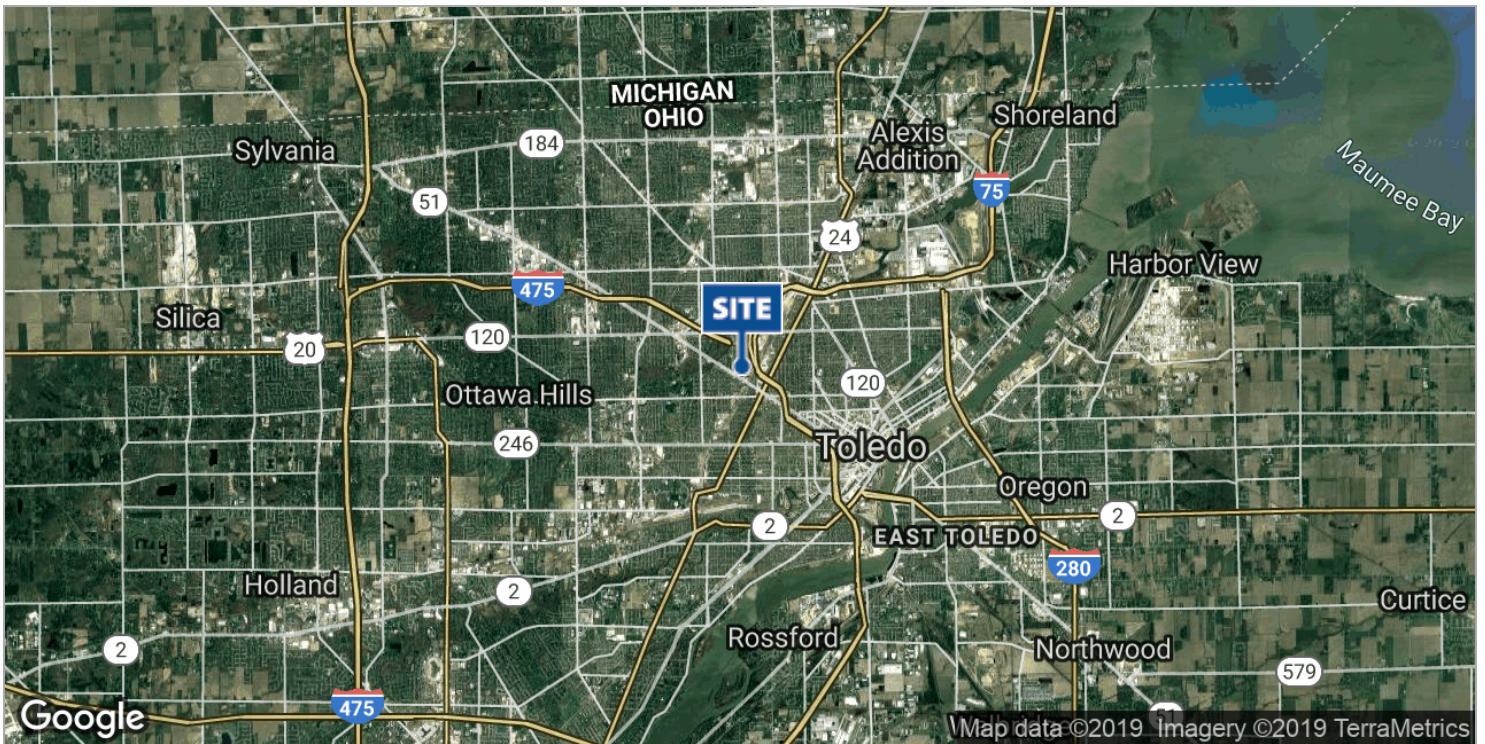
# OFFICE BUILDING FOR SALE

3326 MONROE ST., TOLEDO, OH 43606

"Innovative Solutions at Work"



Map data ©2019 Imagery ©2019, DigitalGlobe, State of Ohio / OSIP, USDA Farm Service Agency



Map data ©2019 Imagery ©2019 TerraMetrics

**BRIAN DOWNEY**

419.466.6690

[bdowney@millerdanberry.com](mailto:bdowney@millerdanberry.com)

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | [www.millerdanberry.com](http://www.millerdanberry.com)