

431-445 10<sup>TH</sup> STREET  
TOLEDO, OH 43604

COMMERCIAL BUILDING FOR SALE  
14,400 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## HISTORIC ANDRUS BUILDING

Opportunity  
Zone



### GENERAL INFORMATION

<b>Price:</b>	\$499,000
<b>Building Size:</b>	14,400 SF
<b>Number of Stories:</b>	3 + basement
<b>Year Constructed:</b>	1892
<b>Condition:</b>	Fair
<b>Lot Dimensions:</b>	160' x 100'
<b>Acreage:</b>	0.367
<b>Closest Cross Street:</b>	Jackson Street
<b>County:</b>	Lucas
<b>Zoning:</b>	Downtown Commercial
<b>Parking:</b>	30 ± spaces (gated)
<b>Curb Cuts:</b>	1 – off of 10 <sup>th</sup> street
<b>Street:</b>	2 lane, 2 way on 10 <sup>th</sup> street



For more information, please contact:

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Four SeaGate, Suite 608  
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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood truss
Roof:	Flat
Floors:	Wood
Floor Coverings:	None
Ceiling Height:	Varies – 11'8.5" to 14'6"
Basement:	Yes
Heating:	Needs replacement
Air Conditioning:	Needs replacement
Power:	480 V for the building
Restrooms:	Multiple
Security System:	Yes
Overhead Doors:	None
Signage:	Per local ordinance

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes

### 2019 REAL ESTATE TAXES

TD:	15
Parcels:	49757, 49767, 49774
Assessor Number:	01312002, 01312003, 01312004
Total Taxes:	\$8,346.63

### Comments:

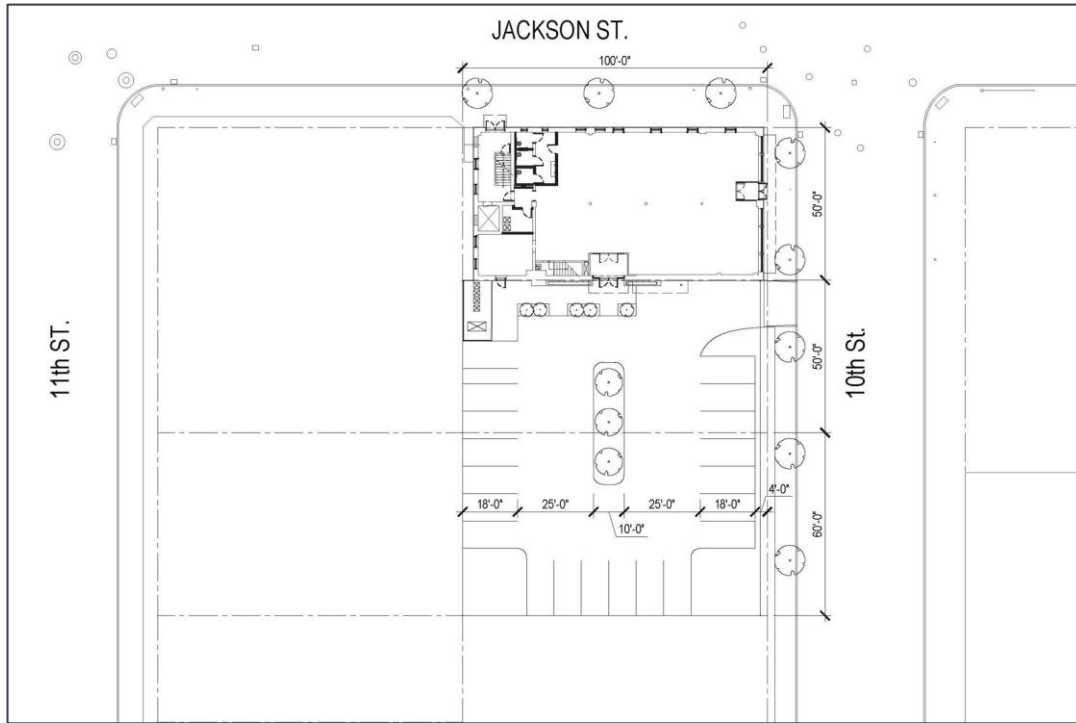
- Redevelopment opportunity with 30 parking perfect for mixed-use, multi-family, retail, or office in Downtown Toledo.
- Parking income is \$1,000 per month.
- \$250,000 in Ohio Historic Tax Credits awarded in December 2018 and \$500-\$650K approximately (20% of qualified development costs) in Historic Federal Tax Credits. Both Ohio and Federal credits are transferable to a new owner.
- Asbestos has been abated.
- Complete Phase I Environmental analysis available.
- Please consult legal and tax consultants about the benefits of Opportunity Zone properties.

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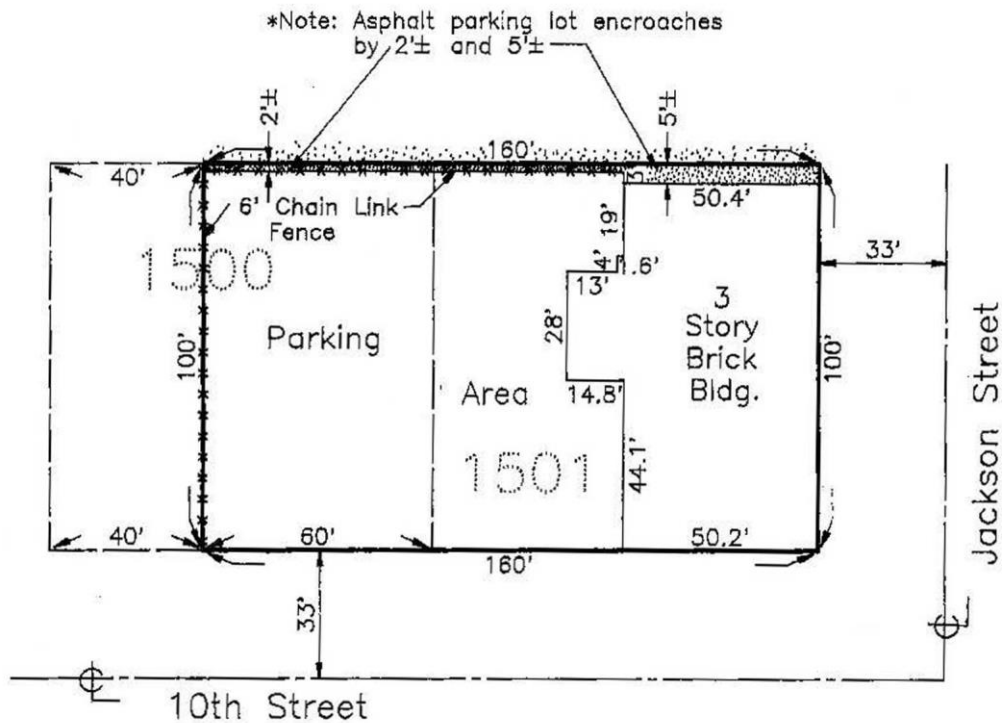
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Site Plan



Survey



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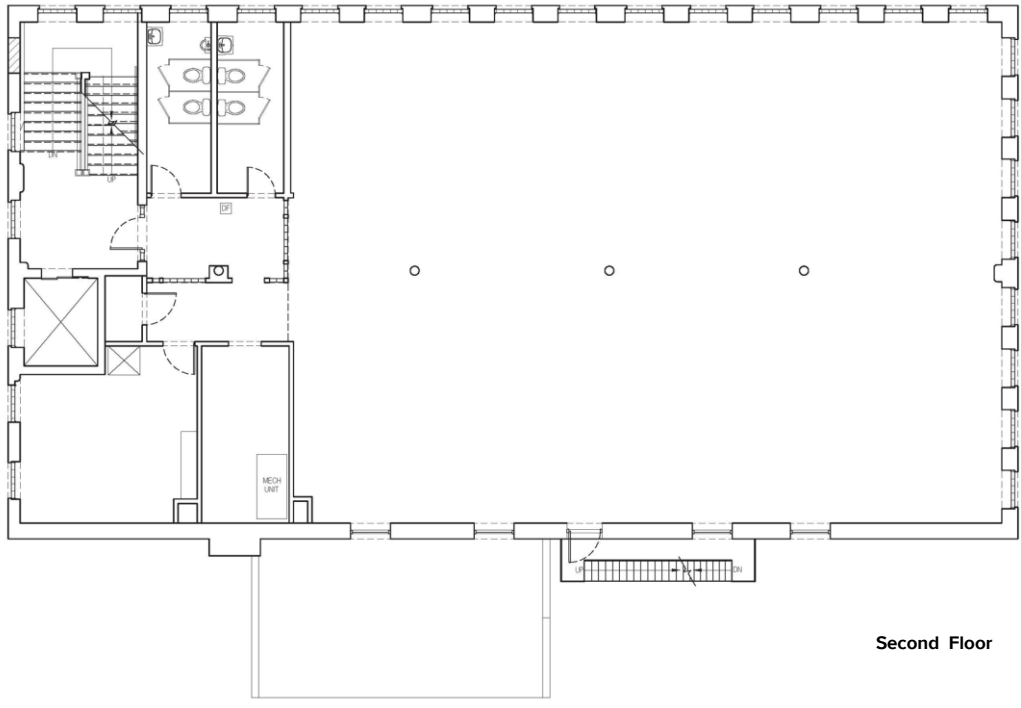
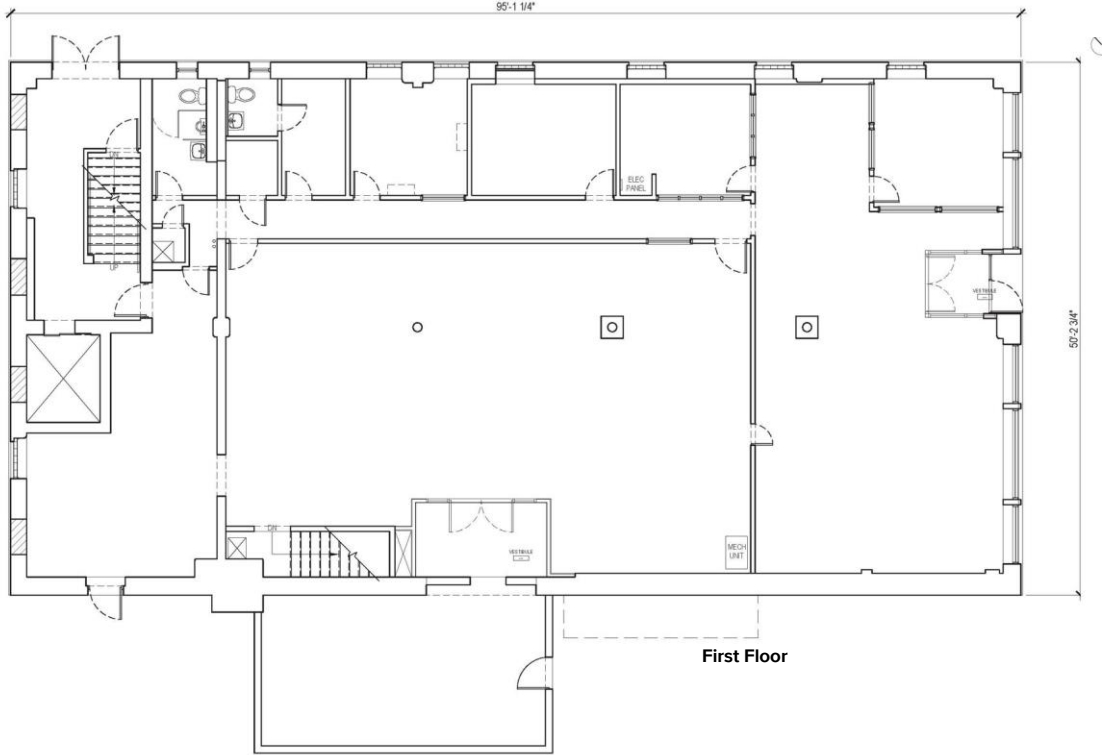
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### Floor Plans



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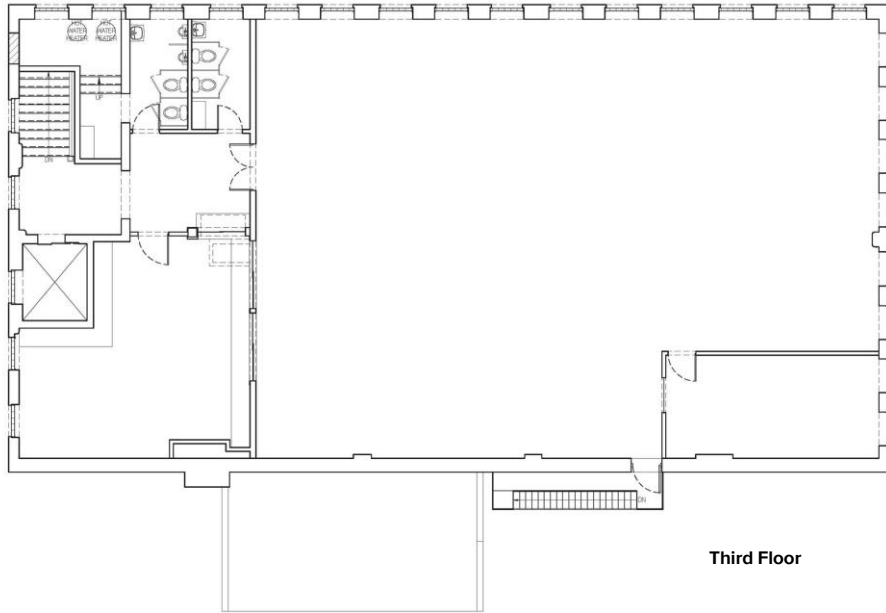
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### Interior Photos

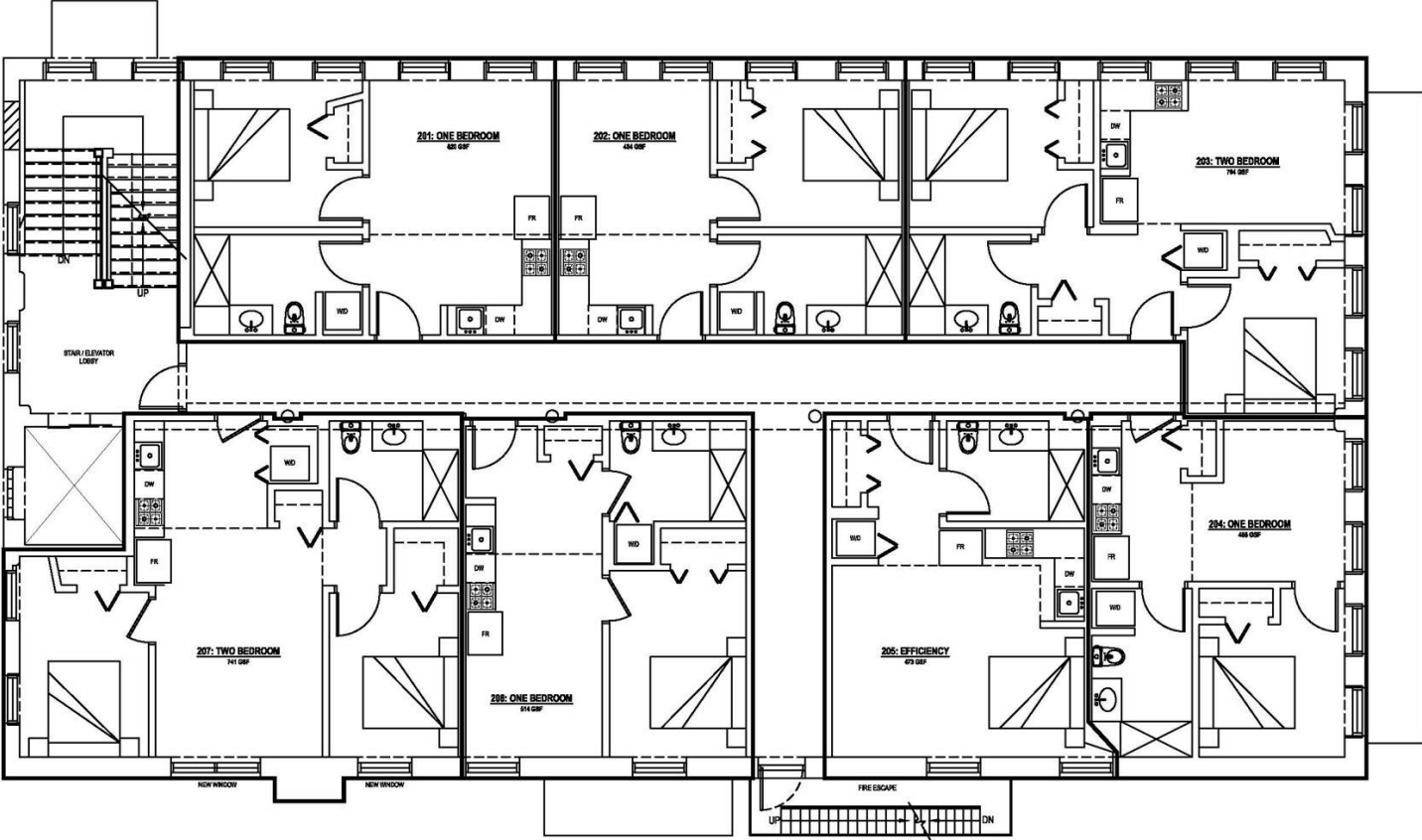


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Conceptual Apartment Layout



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### Aerial



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