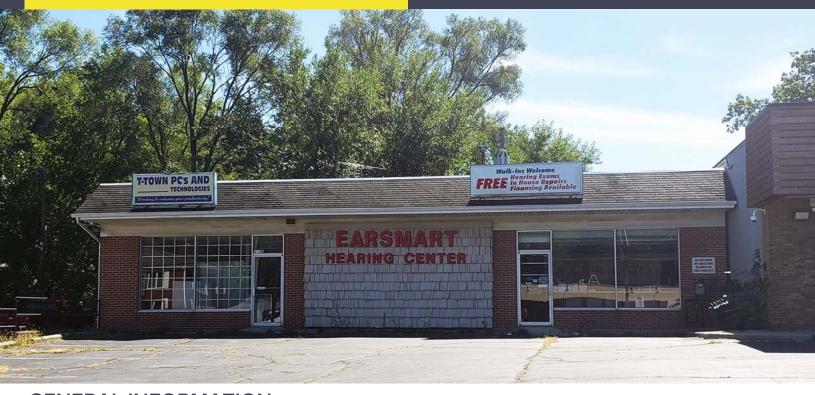
3145 W. SYLVANIA AVENUE **TOLEDO, OH 43613**

RETAIL BUILDING FOR SALE 3,000 Square Feet Available



FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price: \$89,000

Building Size: 3,000 SF **Number of Stories:**

1

Year Constructed: 1971 **Condition:** Good

Closest Cross Street: Rohr

Acreage: 0.21

Land Dimensions: 60' x 150'

County: Lucas

Zoning: CR

16 spaces Parking:

Curb Cuts:

Street: 2 lane, 2 way



For more information, please contact:

AARON LEWANDOWSKI (419) 249 6326 alewandowski@signatureassociates.com szyndorf@signatureassociates.com

SAM ZYNDORF, CCIM (419) 249 6300

SIGNATURE ASSOCIATES

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

BUILDING SPECIFICATIONS		
Exterior Walls:	Brick	
Structural System:	Brick & block	
Roof:	Flat membrane & shingle	
Floors:	Concrete	
Floor Coverings:	Carpet	
Ceiling Height:	8'	
Basement:	Yes	
Heating:	GFA	
Air Conditioning:	Central	
Power:	100 amp	
Restrooms:	1+2	
Sprinklers:	No	
Elevator:	Yes (basement)	
Signage:	Facia	

BUILDING INFORMATION		
Vacant		
Immediately		
Yes		
Yes		

2020 REAL ESTATE TAXES	
TD:	22
Parcel Number:	37754
Assessor Number:	03 503 015
Total Annual Taxes:	\$3,703

Comments:

- Great location for a variety of uses.
- 2,800 square feet basement with elevator.
- Space could be possibly subdivided to 1,000 sq. ft. units.



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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	13,430	\$52,457
3 MILE	100,860	\$54,654
5 MILE	229,371	\$49,350

2019 TRAFFIC COUNTS (TWO-WAY)		
19,814	W. Sylvania Avenue	
31,098	Secor Road	

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