

3145 W. SYLVANIA AVENUE
TOLEDO, OH 43613

RETAIL BUILDING FOR SALE
3,000 Square Feet Available



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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
Parking:	16 spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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

3145 W. Sylvania Avenue, Toledo, OH 43613

Retail Building For Sale

3,000
Square Feet
AVAILABLE

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

Current Tenant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	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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