



"Innovative Solutions at Work"

MEDICAL OFFICE FOR SALE

4411 HOLLAND-SYLVANIA AVE., TOLEDO, OH 43623

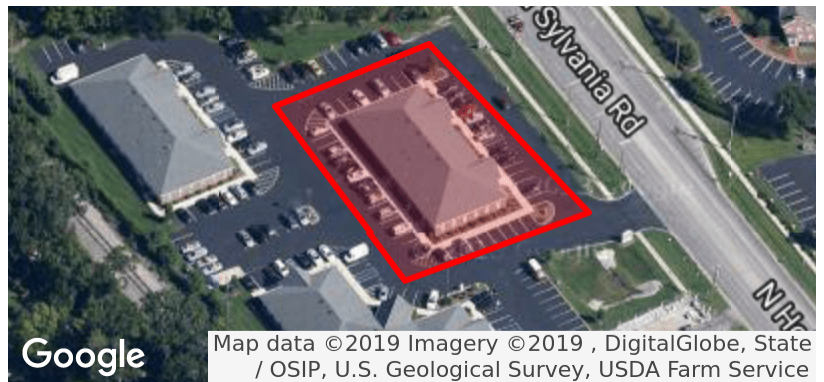


OFFERING SUMMARY

Sale Price:	\$1,095,000
Price / SF:	\$140.38
Building Size:	7,800 SF
Demised Areas:	5,310 SF, 1,495 SF, 995 SF
Year Built:	2005
Zoning:	CO - Commercial Office
County:	Lucas

PROPERTY HIGHLIGHTS

- Well maintained condominium located in medical office park
- Highly visible site on Holland-Sylvania Rd., 15,696 vehicles a day
- Partial basement for storage and mechanicals
- Located in Sylvania Township



Google

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LOCATION INFORMATION

County	Lucas
Township	Sylvania Township
Nearest Intersection	Sylvania Ave.
Zoned	CO - Commercial Office
Parcel #	78-21405
Parking Spaces	48
Curb Cuts	1
Total Building Size	7,800 SF
Units	3
Year Complete	2005
Number Of Floors	1
Floors	Concrete
Construction Type	Brick / Wood Frame
HVAC	Gas Forced Air / Central Air
Electrical	240V / 200 amp
Roof	Shingle
Ceiling Height	9'
Restrooms	5

DEMOGRAPHICS (2010 U.S. CENSUS)

	1 MILE	3 MILES	5 MILES
Total Households	3,069	24,792	57,787
Total Population	7,165	61,841	140,345
Average HH income	\$102,358	\$89,762	\$75,647

Suite 1



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4411 Holland Sylvania

Timberstone Family Physicians Properties
Operating Pro-forma

Gross Scheduled Rental Income

5,310 SF	Timberstone Family Physicians	\$ 114,000
1,495 SF	Sylvania Physical Therapy and Sports Med.	\$ 28,274
995 SF	Toledo Clinic Counseling	<u>\$ 14,400</u>
7,800		
Less: Vacancy and Credit Loss (5% of gross)		\$ 7,834

Gross Projected Rental Income **\$ 148,840**

Less: Operating Expenses

Accounting and Legal	\$ 1,000
Property Management and C.A.M.	\$ 14,274
Property Insurance	\$ 2,300
Real Estate Taxes/Assess.	\$ 25,356
Repairs, Maintenance and Reserve	\$ 3,120

Total Operating Expenses **\$ 46,050**

Net Operating Income **\$ 102,790**

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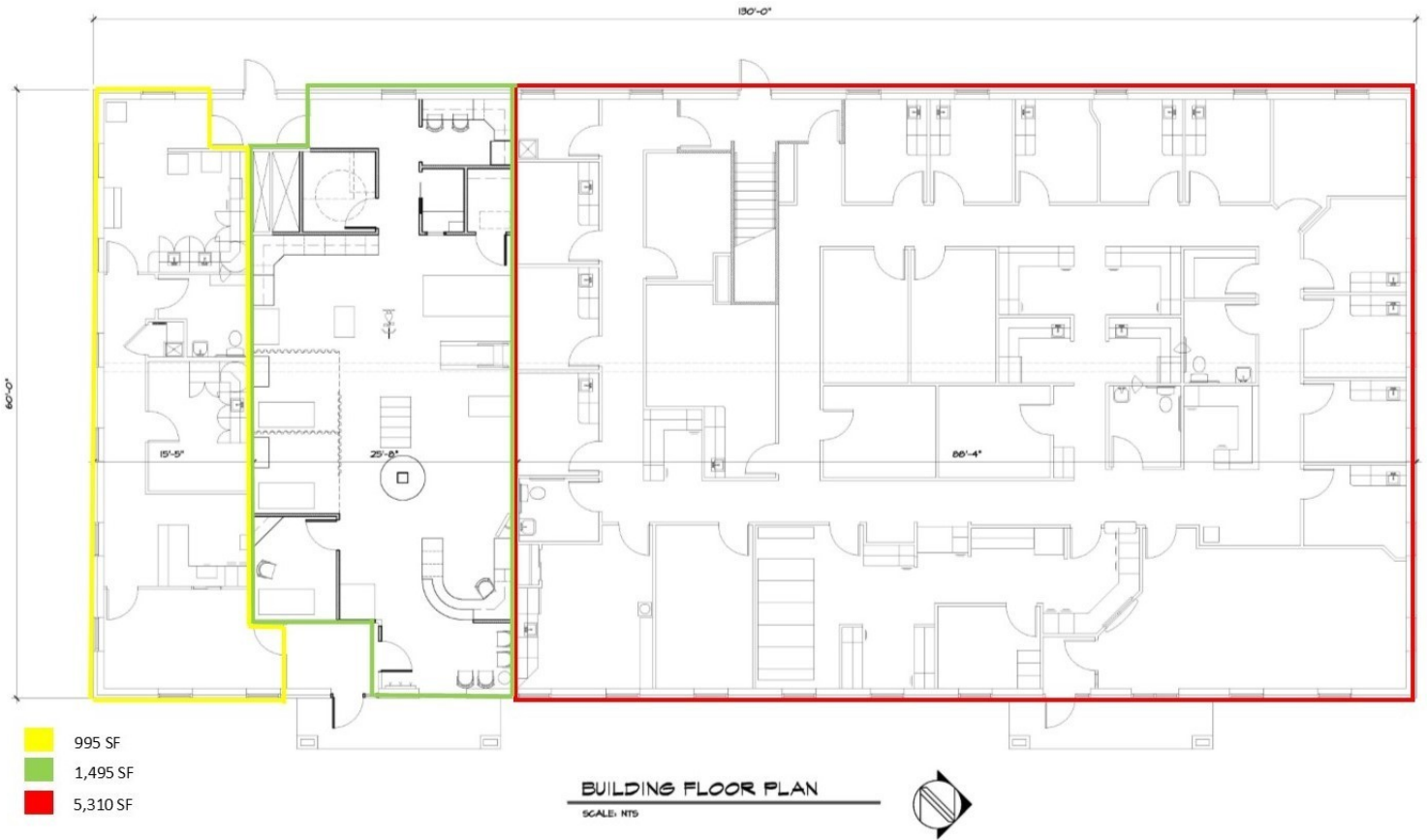
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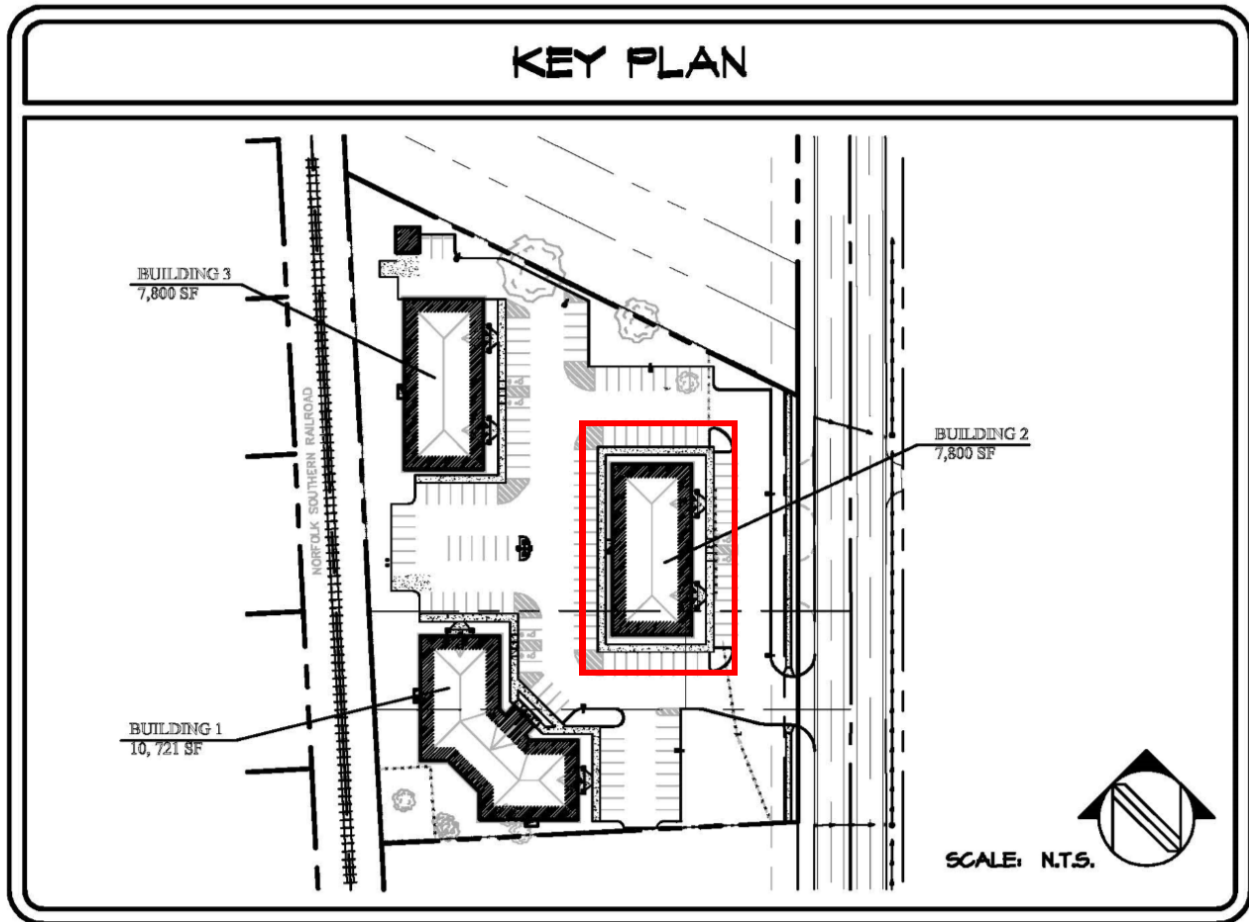
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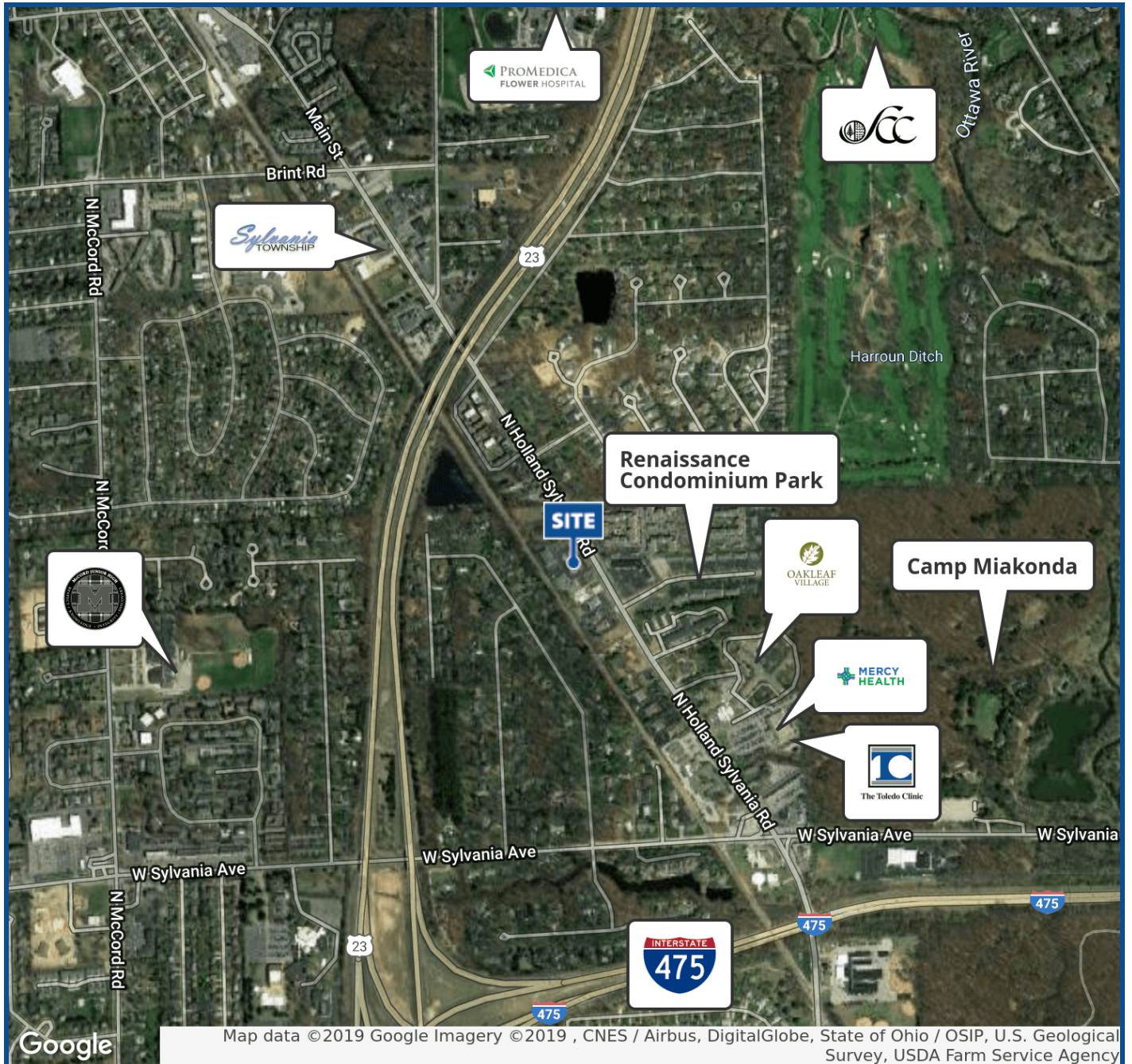
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