

709-725 S. ST. CLAIR STREET
TOLEDO, OHIO 43609

INDUSTRIAL BUILDING FOR SALE
20,000± Square Feet Available



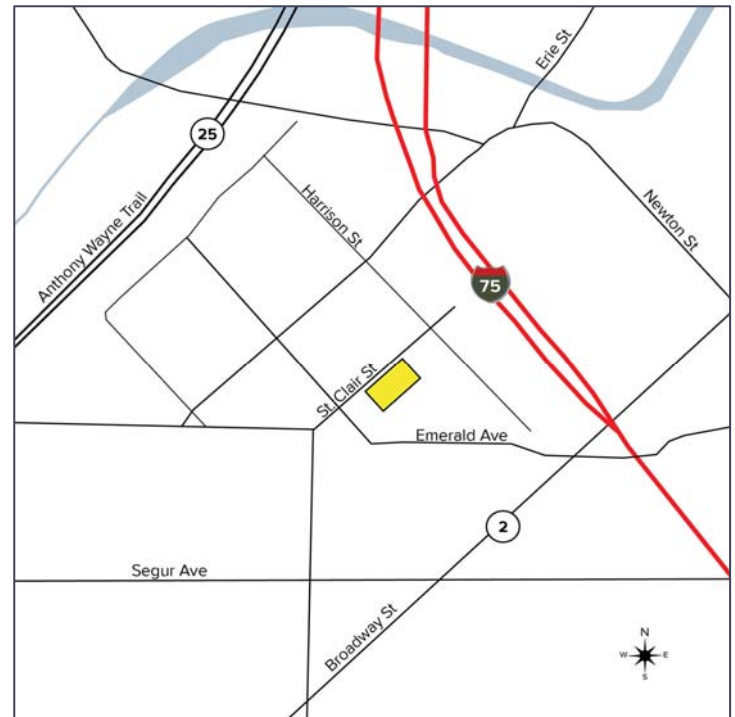
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$199,000
Building Size:	53,000 sf – 20,000± of usable
Number of Stories:	Two
Year Constructed:	1887, 1906, 1931, 1953
Condition:	Fair/poor
Acreage:	0.9188 acres
Closest Cross Street:	Harrison Street
County:	Lucas
Zoning:	Limited Industrial
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & block
Structural System:	Block/steel
Roof:	Rubber membrane
Floors/Coverings:	Concrete
Ceiling Height:	10' – 16'
Basement:	Yes - partial
Heating:	2 gas furnaces, 1 unit heater
Air Conditioning:	Yes
Power:	3-phase
Security System:	Yes
Restrooms:	4 total
Overhead Door:	Three – 10'x10', 10'x12', 18'x12'
Truck Well/Dock:	No

BUILDING INFORMATION

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

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2021 REAL ESTATE TAXES

TD:	11
Parcel:	59451, 59434, 59437, 59407, 59404, 59447
Assessor Number:	07175016, 15, 14, 13, 12, 11
Total Taxes:	\$3,381.67

Comments:

- ¼ mile to I-75 entrance.
- Fenced lot and vacant land separately parceled.
- Alley in rear of building – full drive through.
- South building needs a new roof and TLC. Has a freight elevator.
- Center section of building is in fair condition. Minor repairs needed.
- North building has been vacant for 5+ years.
- Total square footage is 53,000 square feet, but approximately 20,000 is currently usable.

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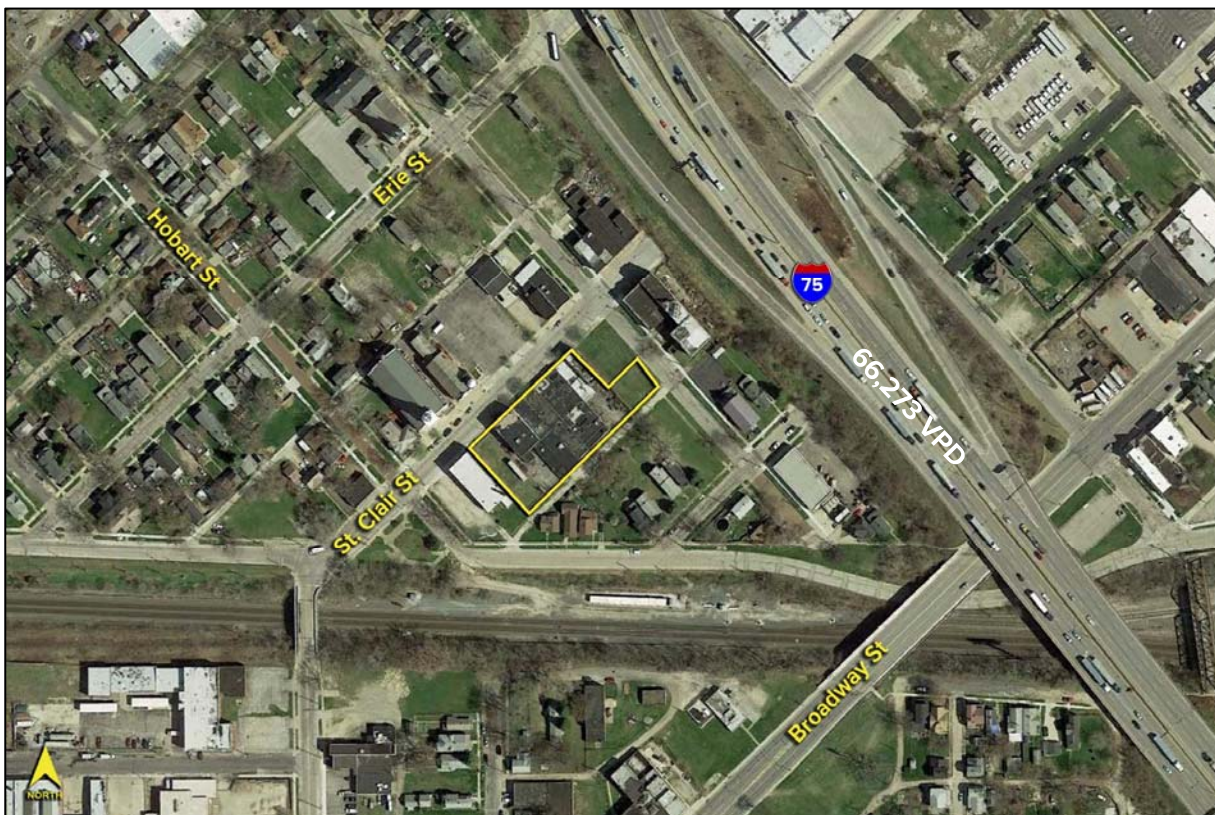
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Industrial Building For Sale

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Square Feet
AVAILABLE



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