



OAKTREE PLAZA
4024 N. HOLLAND SYLVANIA

PRICING DETAILS

- Lease Price: Call For Details

GENERAL INFORMATION

- Closest Intersection: Sylvania
- County: Lucas
- City/State: Toledo, Ohio
- Zip: 43623

PROPERTY INFORMATION

- Building SF: 20,400 SF
- Building Dimensions:
- Parking: 120 Spaces +
- Current Use: Retail
- Space Available: 1,200 SF, 2,400 SF
- Land Size: 3.054 acres
- Zoning: Commercial
- Traffic Count: 16,850

REAL ESTATE TAX INFORMATION

- RE Tax Year: 2016
- General: \$41,860.60
- Special: \$1,048.28
- Total Annual Taxes: \$42,908.88

UTILITIES

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



PROPERTY MANAGEMENT SOLUTIONS
THAT WORK FOR YOUR BUSINESS.

COMMENTS/FEATURES

- New Second Floor Façade in 2006 and new roof in 2016 (Spring)
- New Awnings, Doors, Sealing/Striping, and Signs
- Great Location with a digital monument sign
- Tenants Include: Barry's Bagel, Papa Johns, Bee Hive Salon, Metro Salon, State Farm Insurance, Kumon, and Zina's Alterations

BUILDING DETAILS

- Year Built: 1971
- Type of Construction:
- Heat Fuel/Type: Gas Forced Air
- Air Conditioning: Central
- Ceiling Height:
- Bay Sizes:
- Floor: Concrete
- Lighting: Fluorescent
- Restrooms: ADA
- Delivery Doors:
- Number of Floors: 2

LEASE SPECIFICATIONS

- Utilities/Heat: Tenant
- Electricity: Tenant
- Water: Tenant (Pro Rata)
- Real Estate Taxes: Tenant (Pro Rata)
- Insurance: Tenant (Pro Rata)
- Roof: Lessor
- Structure: Lessor
- CAM: Tenant (Pro Rata)
- Lease Term: 3 Years
- Improvements: Negotiable