

1642 RALSTON CIRCLE
TOLEDO, OH 43615

OFFICE BUILDING FOR SALE
12,616 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$210,000
Building Size:	12,616 (includes 2 nd floor)
Number of Stories:	Two
Year Constructed:	1967, Renovated 2004
Condition:	Good
Lot Dimensions:	Irregular
Acreage:	.6165 acres
Closest Cross Street:	Reynolds & Dorr
County:	Lucas
Zoning:	CO
Parking:	35 spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



*building specs are per Lucas County Auditor

For more information, please contact:

JOE FRANCIS
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block & steel joist
Roof:	Rubber
Floors:	Concrete & wood
Floor Coverings:	Carpet, VCT, Ceramic tile
Ceiling Height:	9'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central
Power:	125/250amp
Restrooms:	1 st floor – 3, 2 nd floor – 2
Security System:	Yes
Overhead Doors:	No
Sprinklers:	Yes, basement
Signage:	Facia

BUILDING INFORMATION

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

2020 REAL ESTATE TAXES

TD:	20
Parcels:	60544, 60541, 60537
Assessor Number:	4446003, 002, 001
*Total Taxes:	\$773.30

*Taxes represented are based on a current land use of "churches & public worship" and may not reflect future value.

Comments:

- Former dental office, lab and main office.
- Features 15 dental exam rooms with sinks, reception area and locker area.
- Second floor general office area.
- Clean, dry basement.

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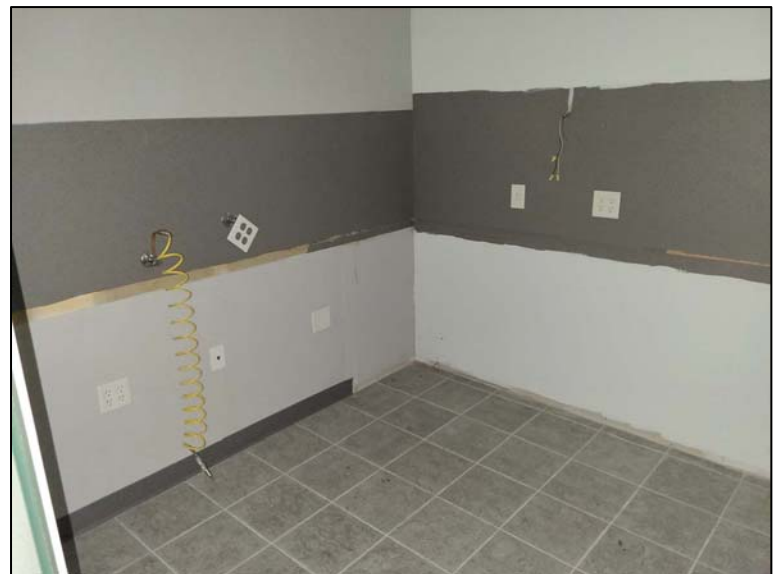
Exam office



Lobby



Locker room



Lab space

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