

226 S. BYRNE ROAD
TOLEDO, OH 43615

COMMERCIAL BUILDING FOR SALE
5,452 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

LAND BANK ORDERS SALE



GENERAL INFORMATION

Price:	\$79,000
Building Size:	5,452 SF
Number of Stories:	1 with partially finished attic
Year Constructed:	1914
Condition:	Fair
Lot Dimensions:	121' x 805' Irregular
Acreage:	3.395 acres
Closest Cross Street:	Hill Avenue & South Avenue
County:	Lucas
Zoning:	MX – Mixed Zone Parcel
Parking:	Ample – gravel
Curb Cuts:	1
Street:	4 lane, 2 way



For more information, please contact:

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SIGNATURE ASSOCIATES
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BUILDING SPECIFICATIONS

Exterior Walls:	Wood siding
Structural System:	Wood truss/frame
Roof:	Hip – Asphalt shingle
Floors:	Concrete & wood
Floor Coverings:	Tile or bare
Ceiling Height:	Varies – 9' to 12'
Basement:	Partial crawl
Heating:	GFA – needs work
Air Conditioning:	GFA – needs work
Power:	400 amps
Restrooms:	Yes – 2
Security System:	Yes
Overhead Doors:	No
Signage:	Fascia & pylon
Walk-in Cooler:	Yes

BUILDING INFORMATION

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

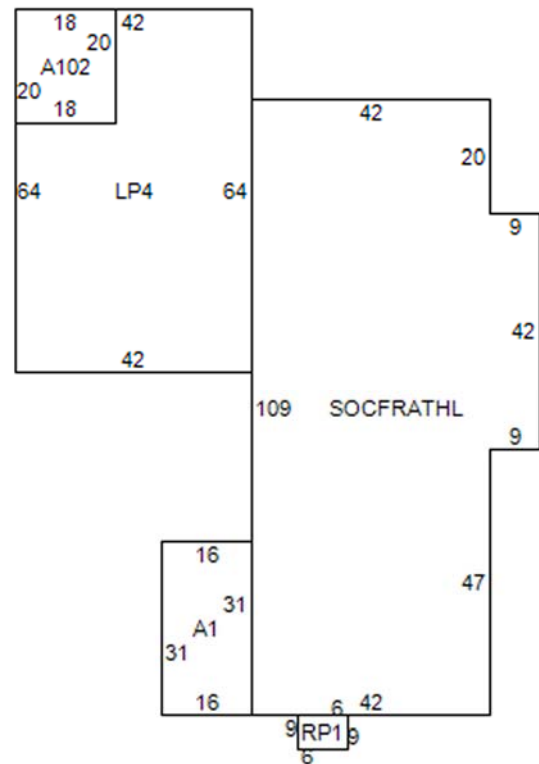
2018 REAL ESTATE TAXES

TD:	20
Parcels:	05067
Assessor Number:	05-910-013

Taxes will not be payable until 2021.

Comments:

- Land bank orders sale.
- Former fraternal hall with bar and walk-in cooler.
- Partial kitchen remains.
- Subject to LCLB application and proof of funds.
- Big backyard with park like setting.



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