

4137 SYLVANIA AVENUE
TOLEDO, OHIO 43623

APARTMENT BUILDING FOR SALE
5,760 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

4-UNIT MULTI-FAMILY BUILDING



GENERAL INFORMATION

Sale Price:	\$365,000
Number of Units:	Four
Building Size:	5,760 sf + basement
Year Constructed:	1959
Condition:	Good
Lot Size:	.5473 acres
County:	Lucas
Zoning:	CO – Commercial Office
Parking:	8-car garage
Curb Cuts:	Two
Street:	4 lane with center turn



For more information, please contact:

KEENAN FIELDS

(419) 249 6311 or (419) 290 8334

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ZACK LIBER

(419) 249 6325 or (419) 367 4331

zliber@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

4137 Sylvania Avenue, Toledo, OH 43623

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block
Roof:	Shingle (2019 replaced)
Floors:	Hardwood
Floor Coverings:	Carpet
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central
Hot Water Tank:	1 per unit
Recent Major Maintenance:	Roof – replaced in 2019

APARTMENT INFORMATION

- Tenants own washers/dryers.
- 4 separate water meters.
- 4-unit complex across from Franklin Park Mall.
- Potential upside.
- Long-term tenants.
- Could be redeveloped into an office building.

2020 REAL ESTATE TAXES

TD:	22
Parcel Number:	26325
Assessor Number:	03530023
Total Taxes:	\$6,759.59

LEASE INFORMATION

Unit	Monthly Rent
Unit 1 – 12-year tenant	\$800
Unit 2 – 15-year tenant	\$750
Unit 3 – Vacant	\$---
Unit 4 – 7-year tenant	\$815
Total:	\$2,365/mo.

Market rent is potentially \$1,000/month plus water and utilities.

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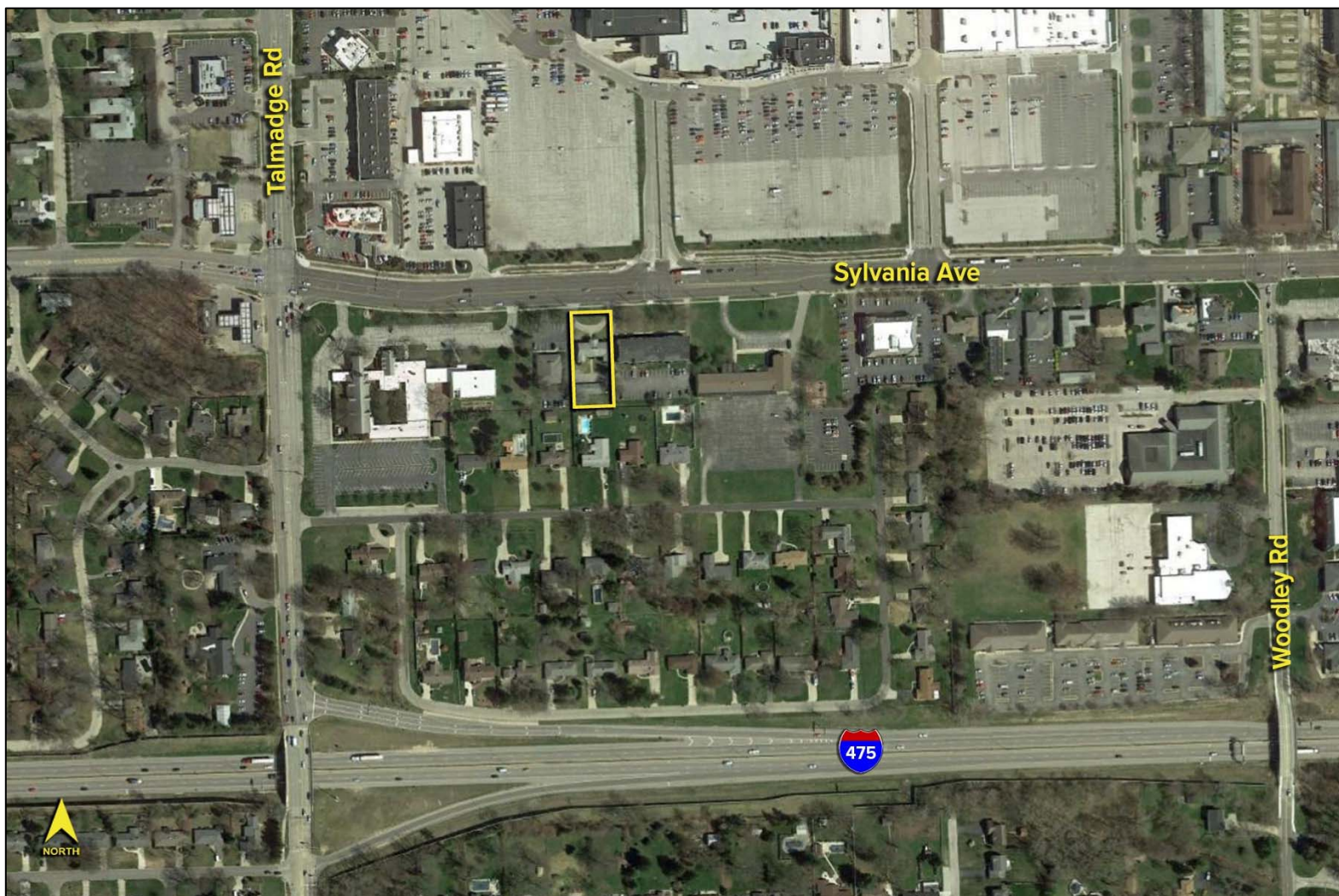
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.