

1416 NEBRASKA AVENUE
TOLEDO, OH 43607

COMMERCIAL BUILDING FOR SALE
12,575 Square Feet Available

Land Bank Ordered Sale



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER ST. ANTHONY'S PARISH



GENERAL INFORMATION

Price:	\$49,900
Building Size:	12,575 SF
Number of Stories:	One
Years Constructed:	1890 - 1894
Condition:	Fair, but stable
Acreage:	0.737 AC
Closest Cross Street:	Junction & Nebraska Ave.
County:	Lucas
Zoning:	CR - 10
Parking:	Street + small lot
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

1416 Nebraska Avenue, Toledo, OH 43607

Commercial Building For Sale

12,575
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick/Gothic style
Roof:	Asphalt shingles (120' to peak)
Floors:	Wood
Basement:	Crawlspace
Heating:	Boiler – inoperable
Air Conditioning:	None
Power:	Needs updating
Restrooms:	Two – needs updating

BUILDING INFORMATION

Current Occupant:	Vacant
Sign on Property:	Yes
Key Available:	Yes

2020 REAL ESTATE TAXES

TD:	02
Parcels:	30605
Assessor Number:	05146004
Total Taxes:	TBD



Comments:

- 250' steeple can be seen for miles.
- \$250,000 investment to improve structure in 2020.
- Roof is approximately 17 years old.
- Former St. Anthony's Catholic Church.
- Most original stained glass remains.
- One of a kind gothic structure with ornate columns and arches.
- Regional commercial zoning allows numerous uses.
- Subject to approval of Lucas County Land Bank.
- Proof of funds will be required.
- Additional land across the street could be available for parking.

For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

ANALYSIS OF EXISTING SITE



26

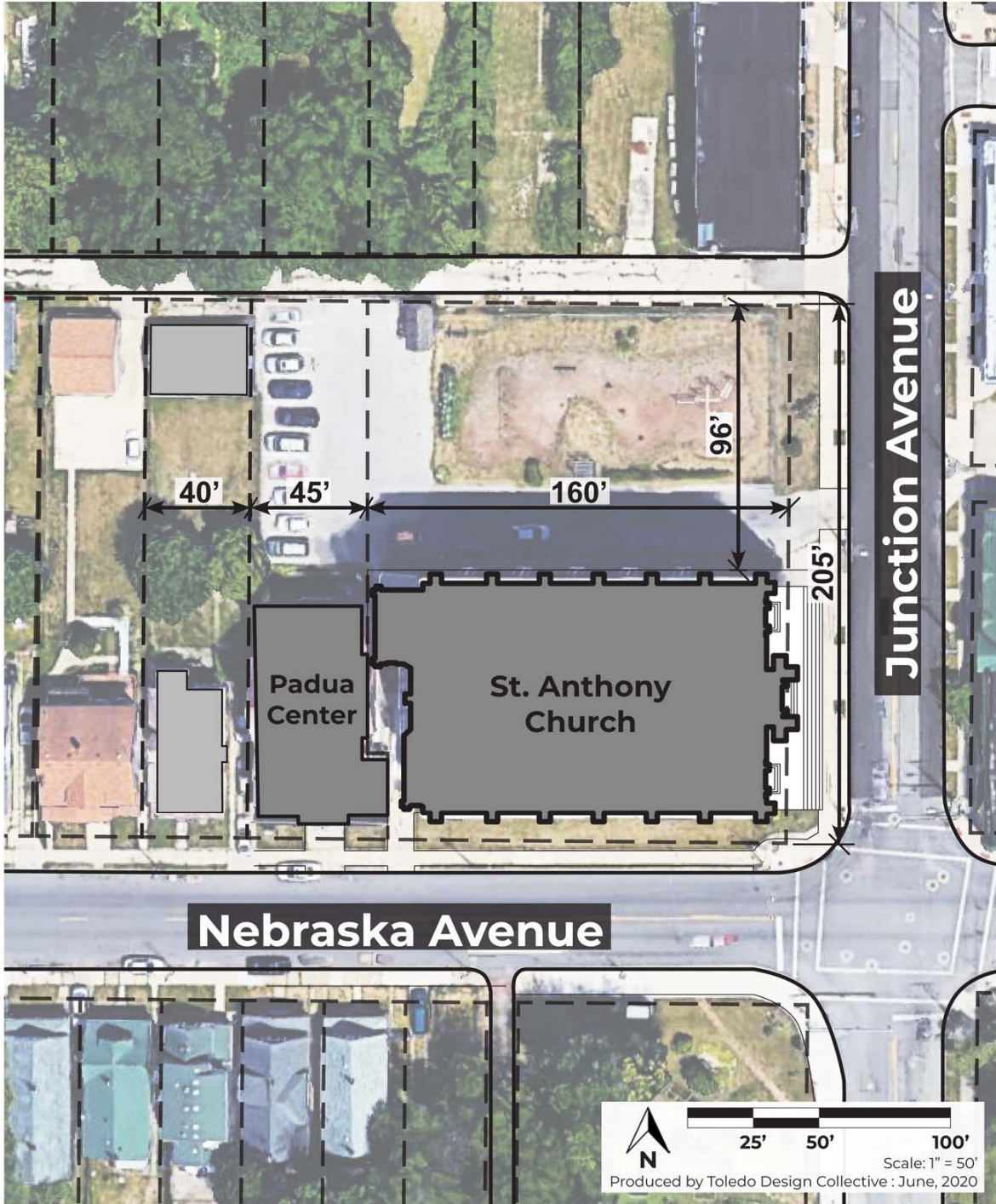
For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

ANALYSIS OF EXISTING SITE



ANALYSIS | ST. ANTHONY FEASIBILITY STUDY | 27

For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

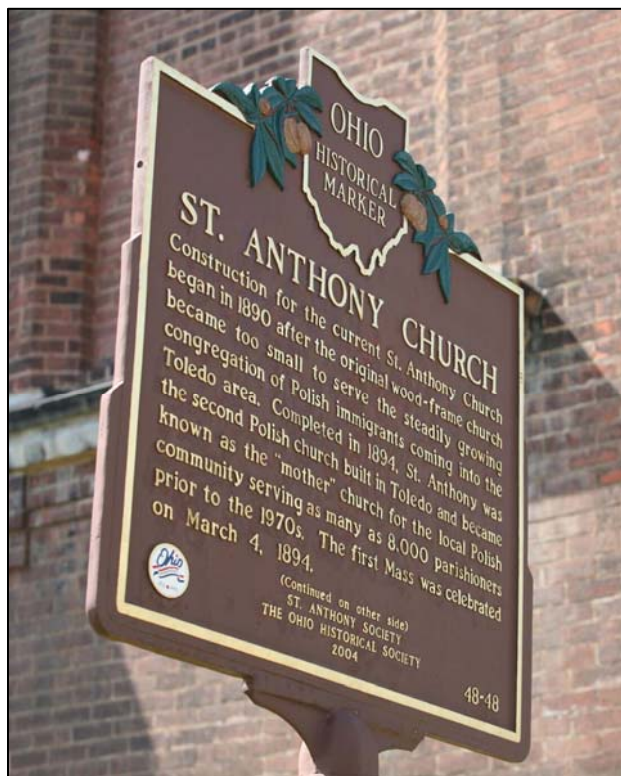
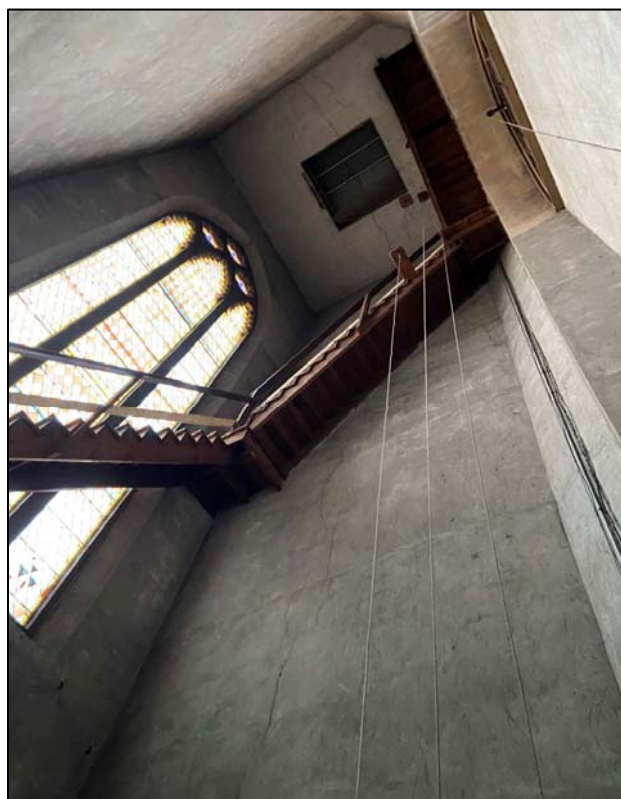
ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

1416 Nebraska Avenue, Toledo, OH 43607

Commercial Building For Sale

12,575
Square Feet
AVAILABLE



For more information, please contact:

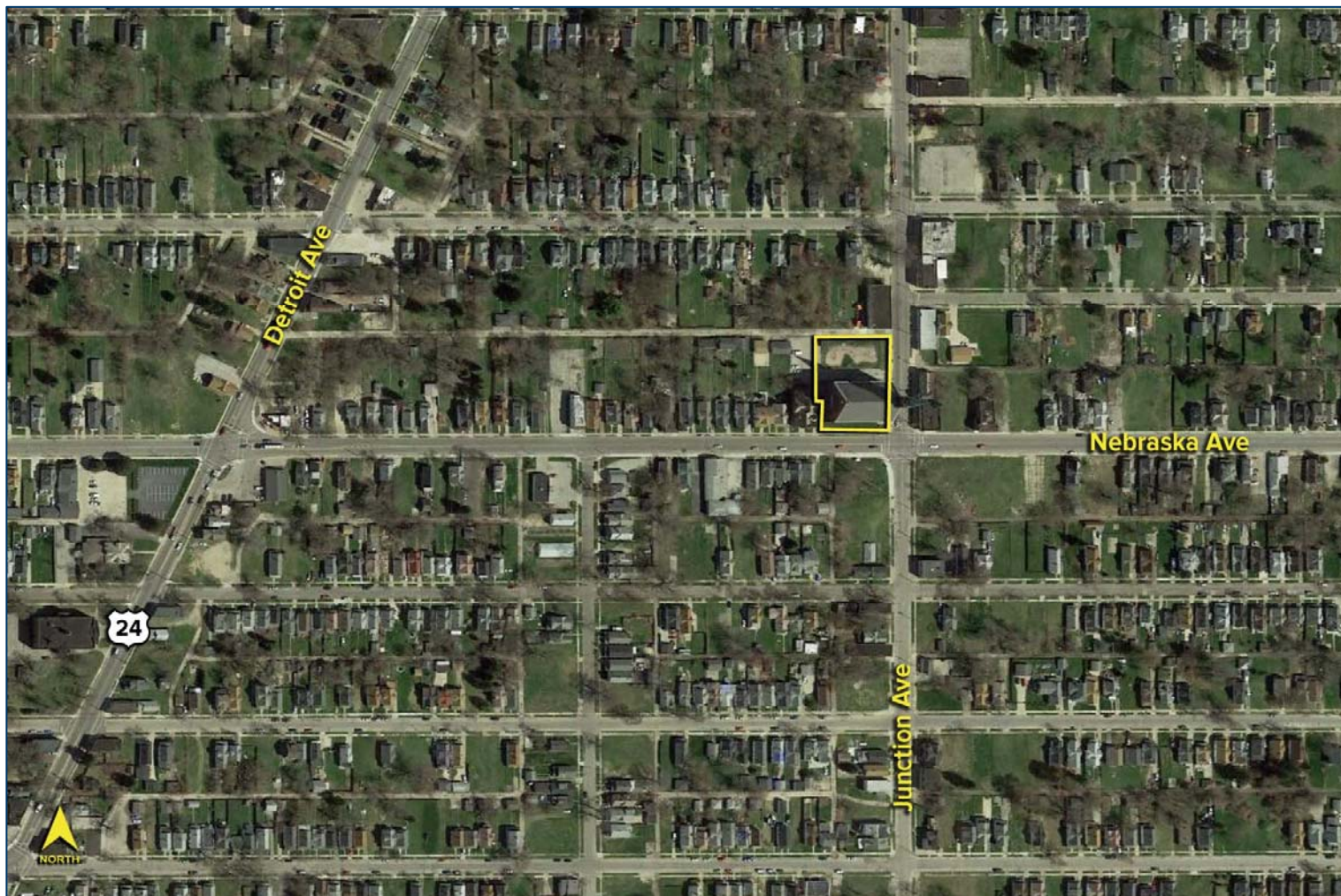
ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

1416 Nebraska Avenue, Toledo, OH 43607
Commercial Building For Sale

12,575
Square Feet
AVAILABLE



Feasibility Study - <https://cloud.co.lucas.oh.us:5001/sharing/fhrRG24T7>

For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

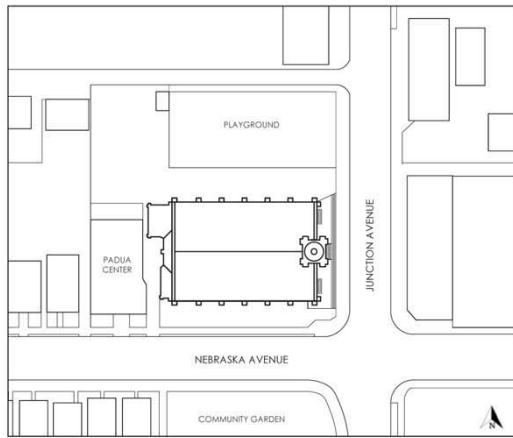
ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

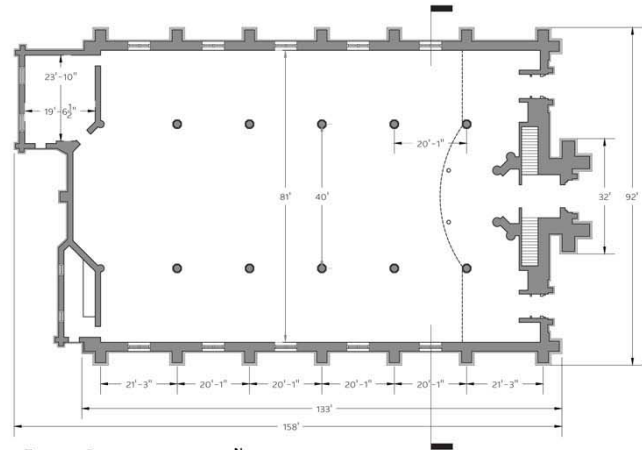
2018 ESTIMATED FIELD DRAWINGS

BOWLING GREEN STATE UNIVERSITY; DEPARTMENT OF ARCHITECTURE + ENVIRONMENTAL DESIGN

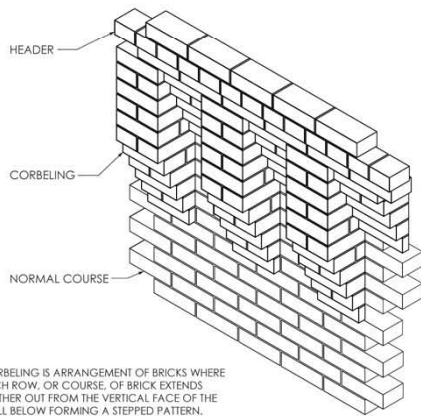
PROFESSOR: Salim Elwazani, PhD (Arch), RA, AIA
STUDENTS:
 Lucas Hartman
 Taylor Houvige
 Erin Pecora
 Eric Philpot
 Emily Price
 Lauren Schmenk
 Miranda Stebbelton



SITE PLAN
 SCALE: 1/64" = 1'-0"

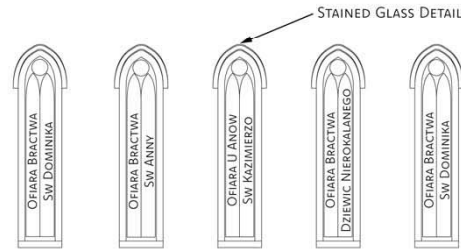


FLOOR PLAN
 SCALE: 1/16" = 1'-0"



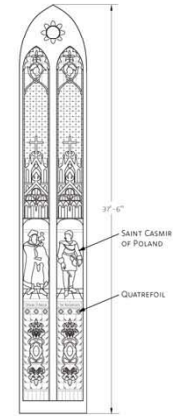
CORBELING IS ARRANGEMENT OF BRICKS WHERE EACH ROW, OR COURSE, OF BRICK EXTENDS FURTHER OUT FROM THE VERTICAL FACE OF THE WALL BELOW FORMING A STEPPED PATTERN.

CORBELING DETAIL
 SCALE: 1" = 1'-0"



NORTH WALL DETAIL
 SCALE: 1/16" = 1'-0"

The stained glass windows commemorate heroes of the church and heroes of the Polish nation. SW is the Polish abbreviation for Saint, with Ofiara meaning martyr and Dziewic translating to the English word for virgin.



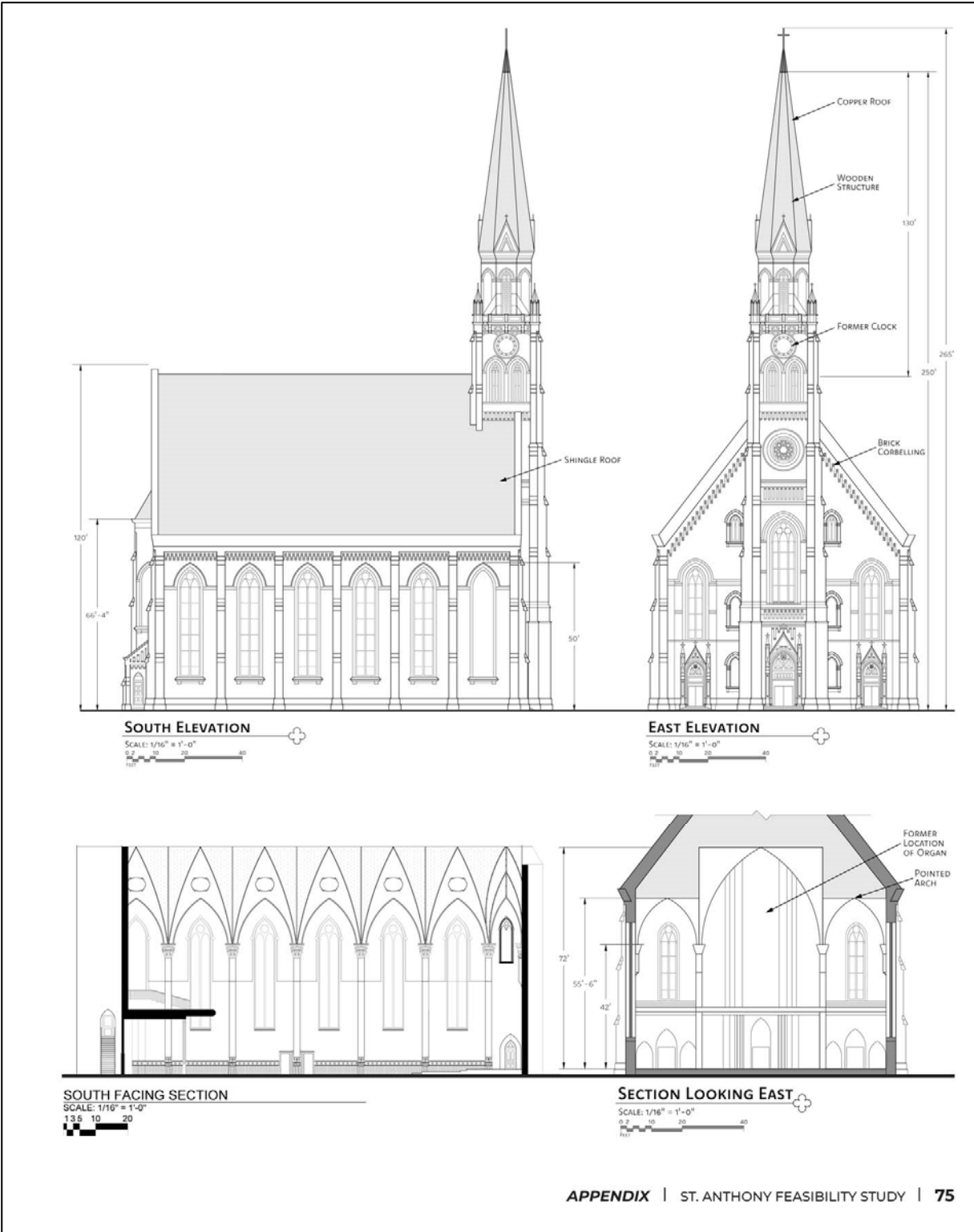
STAINED GLASS DETAIL
 SCALE: 1/4" = 1'-0"

For more information, please contact:

ZACK LIBER
 (419) 367 4331 or (419) 249 6325
 zliber@signatureassociates.com

ROB KELEGHAN, SIOR
 (419) 680-7663 or (419) 249 6323
 rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
 Four SeaGate, Suite 608
 Toledo, Ohio 43604
 www.signatureassociates.com



For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680-7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com