

6629 W. CENTRAL AVENUE
TOLEDO, OH 43617 (SYLVANIA TWP.)

OFFICE BUILDING FOR SALE
26,112 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

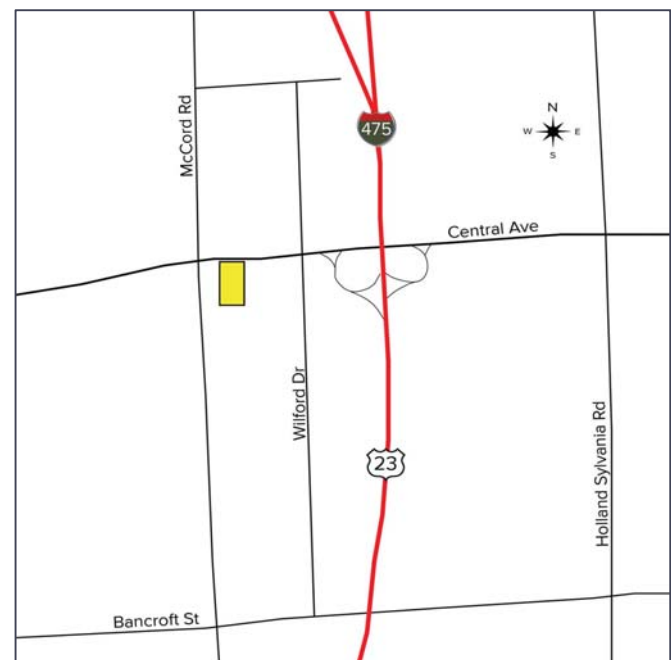
FULL-SERVICE COMMERCIAL REAL ESTATE

HARBOR



GENERAL INFORMATION

Price:	\$1,560,000
Building Size:	26,112 SF
Number of Stories:	2
Year Constructed:	1990
Condition:	Very well maintained
Lot Dimensions:	172' x 630'
Acreage:	2.2840
Closest Cross Street:	McCord Road
County:	Lucas
Zoning:	C-2
Parking:	125 spaces * * 25' access easement in place with adjacent bldg. (3020 McCord Rd) cross access easement on file; allows access to McCord Rd.
Curb Cuts:	2 on rear service drive; 1 to adjacent bldg.
Street:	4 lane with center turn lane



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood
Roof:	Asphalt shingle
Floors:	Concrete – 2 nd floor has steel beam joist bar support
Floor Coverings:	Carpet & tile
Ceiling Height:	9'
Basement:	No
Heating:	GFA – 11 total units; 6 in attic & 5 on first floor and second floor. HVAC zoned per floor.
Air Conditioning:	Central – 11 total units – ground mounted
Power:	400 amp 3 phase 2 – 240V panels
Restrooms:	1 st floor – 2 men's & 2 women's and 1 unisex 2 nd floor – 1 men's & 1 women's
Elevator:	Yes - 2,000 lb. capacity
Security System:	Yes – Keypad monitored by Habitec. Building currently set up with a Key FOB system.
Sprinklers:	No
Signage:	Yes – awning, illuminated monument sign and building fascia sign (outside lighting on a timer)

BUILDING INFORMATION

Current Occupant:	Harbor administrative building
Occupancy Date:	At closing
Other Occupants:	none
Sign on Property:	Yes
Key Available:	No – building is occupied and tours will be accommodated by appointment.

2018 REAL ESTATE TAXES

TD:	78
Parcels:	58920
Assessor Number:	30-209016
Total Taxes:	\$1,155.44 *
* Charity tax exemption in place.	

Comments:

- Meticulously maintained, turnkey professional office building ideally situated off of US 23/ I 475 expressway (Exit 13). Located at the traffic light at Central Park West and Central Avenue.
- Building is occupied by a single occupant but can be separated into multiple suites.
- 2nd floor wood deck situated off of kitchen/breakroom.
- Updated finishes throughout.
- 2 electric meters, 1 gas meter.
- 2018 Building operating expenses are on file.

For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

6629 W. Central Avenue, Toledo, OH 43617

Office Building For Sale

26,112
Square Feet
AVAILABLE

01/01/2018 – 12/31/2018

OPERATING EXPENSES BREAKDOWN

WINDOWS/AWNING CLEANING	\$ 380.00	\$ 0.01/SF
REPAIR AND MAINTENANCE	\$ 14,488.89	\$ 0.55/SF
GROUNDS KEEPING AND LANDSCAPING	\$ 5,496	\$ 0.21/SF
HOUSE KEEPING SUPPLIES	\$ 6,493.62	\$ 0.25/SF
JANITORIAL SERVICES	\$ 22,132.81	\$ 0.85/SF
PROPERTY AND CASUALTY INSURANCE	\$ 4,281.08	\$ 0.16/SF
REAL ESTATE SPECIAL ASSESSMENTS	\$ 1,085.07	\$ 0.04/SF
SECURITY EXPENSE	\$ 1,581.70	\$ 0.06/SF
UTILITIES	\$ 38,438.38	\$ 1.47/SF
TOTAL:	\$94,377.54	\$ 3.60/SF

Estimated real estate taxes based on assessed 100% valuation of \$1,560,000 per Lucas County Auditor – April 2019.
\$60,000/ \$2.30/SF (estimated)

For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

6629 W. Central Avenue, Toledo, OH 43617

Office Building For Sale

26,112
Square Feet
AVAILABLE



Access Easement

For more information, please contact:

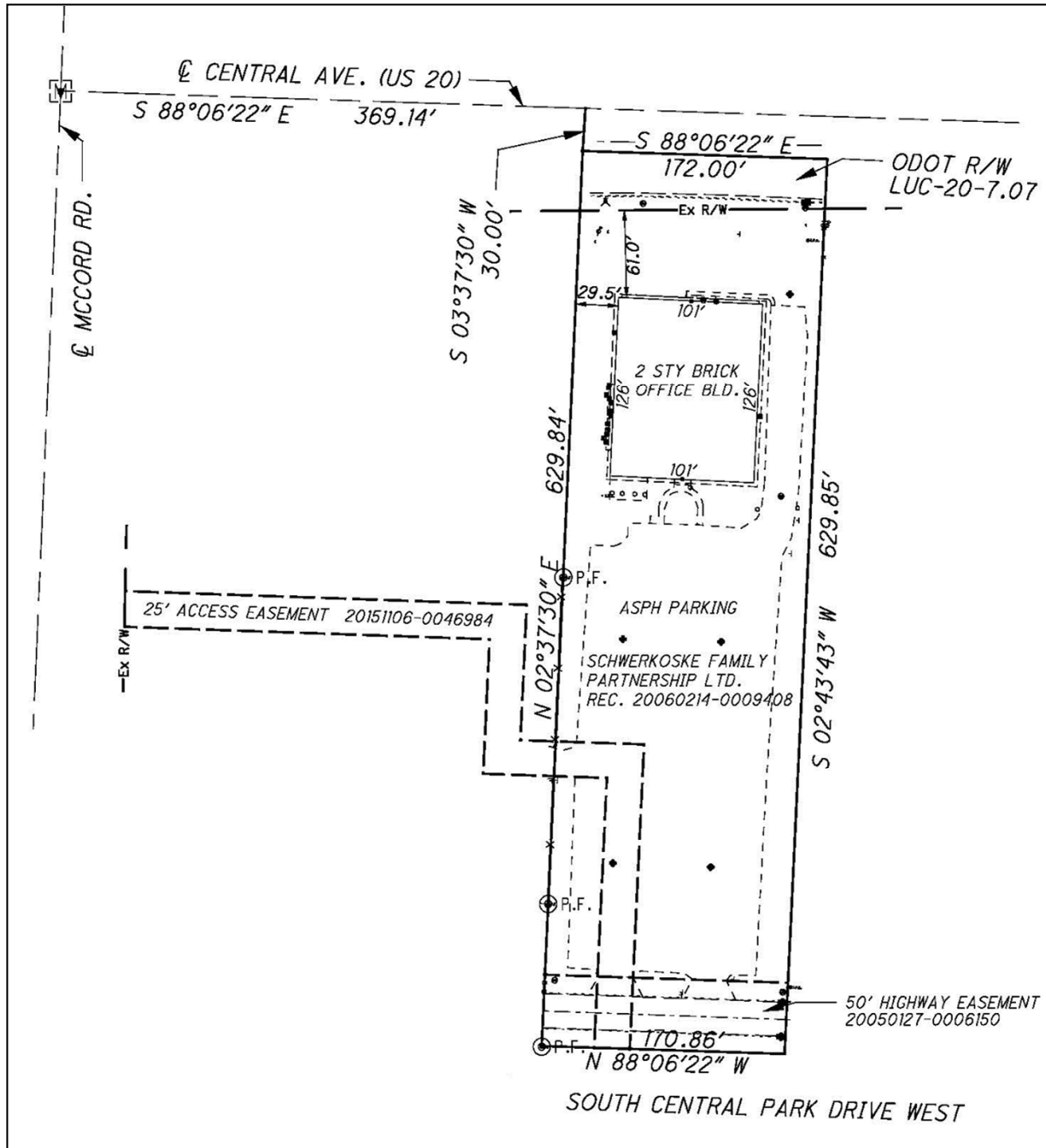
MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

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

6629 W. Central Avenue, Toledo, OH 43617
Office Building For Sale

26,112
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

6629 W. Central Avenue, Toledo, OH 43617

Office Building For Sale

26,112
Square Feet
AVAILABLE



1 FIRST FLOOR
A1-11 SCALE 1/8" = 1'-0"



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

Photos – 1st Floor

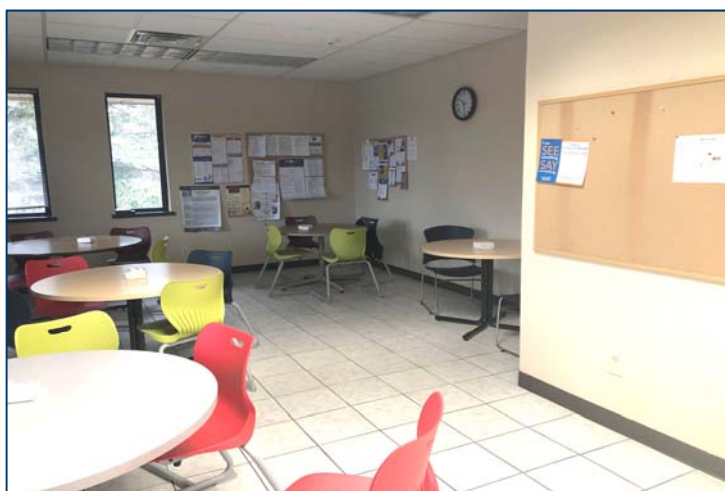


For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

Photos – 2nd Floor



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

6629 W. Central Avenue, Toledo, OH 43617
Office Building For Sale

26,112
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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