

4354 MONROE STREET
TOLEDO, OH 43606

COMMERCIAL BUILDING FOR SALE
3,625 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

WEST TOLEDO OFFICE ON I-475



GENERAL INFORMATION

Sale Price:	\$265,000
Building Size:	3,625 sf
Number of Stories:	1
Year Constructed:	1949 – Remodeled 2000
Condition:	Excellent
Lot Dimensions:	Irregular
Acreage:	.015
Closest Cross Street:	Between I-475 and Garrison
County:	Lucas
Zoning:	Regional Commercial
Parking:	12 +/- spaces
Curb Cuts:	1 on Monroe Street; 1 on Groveland
Street:	4 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Exterior Walls:	Wood and brick
Structural System:	Block and steel
Roof:	Flat rubber – replaced in 2008
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air – replaced in 2008
Air Conditioning:	Central
Power:	2 – 200 amps panels
Restrooms:	1 Men's and 1 Women's and ADA
Overhead Doors:	1 – 8' x 8'
Sprinklers:	No
Signage:	On awning and billboard

BUILDING INFORMATION

Current Occupant:	In Touch Therapy Center, Inc.
Occupancy Date:	Upon Closing
Sign on Property:	No
Key Available:	No – Arrange tour with listing agent

2016 REAL ESTATE TAXES

TD:	07
Parcel:	04484
Assessor Number:	03-287-002
Total Taxes:	\$4,897.82

Comments:

- Well maintained offices with multiple potential uses.
- Updated throughout in 2000.
- Newer HVAC, water heater, windows and roof.
- Lamar billboard income

Building layout consists of:

- Lobby/Admin area
- Barber/ stylist area
- 8 offices/rooms
- Large staff lounge with sink
- Storage area with 8' overhead door approx. 1,000 sq. ft. .

- City of Toledo may agree to vacate Groveland Road for additional parking.



For more information, please contact:

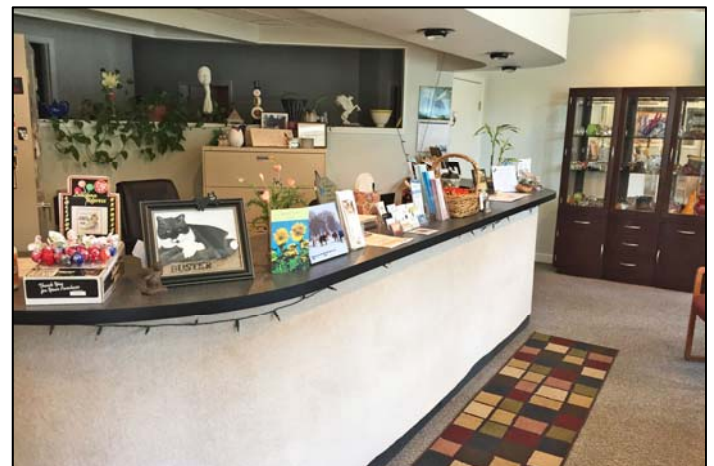
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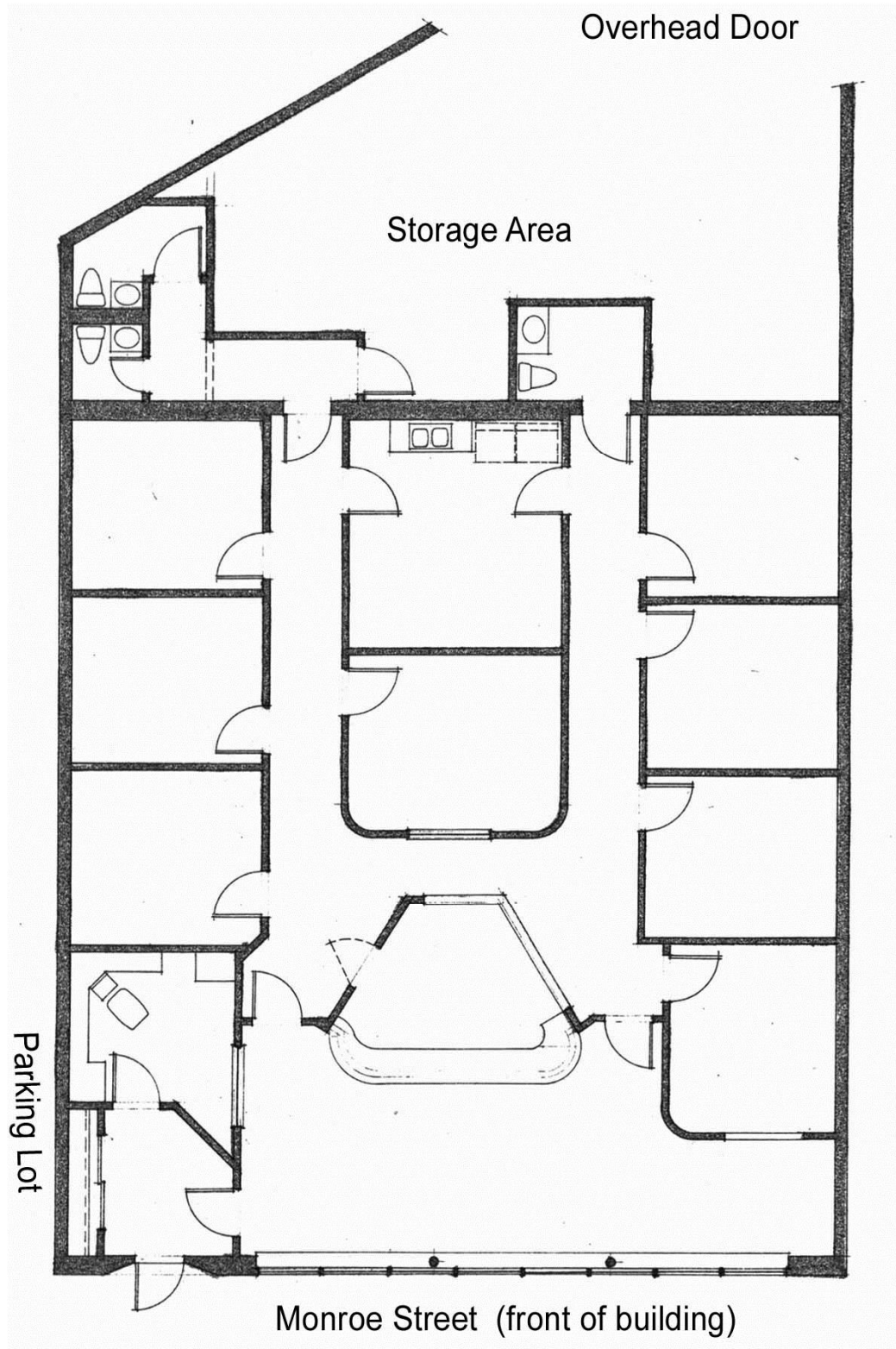
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.