

5045 SYLVANIA AVENUE
TOLEDO, OH 43623

COMMERCIAL BUILDING FOR LEASE
9,492 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$10,000 per month NNN
Space Available:	9,492 SF
Building Size:	9,492 SF
Number of Stories:	2
Year Constructed:	1991 & 2014
Condition:	Very good
Lot Dimensions:	Irregular – see attached
Acreage:	3.07 gross acres
Closest Cross Street:	Whiteford Road
County:	Lucas
Zoning:	RS 12
Parking:	71 plus spaces
Curb Cuts:	2
Street:	5 Lane



For more information, please contact:

KEN MARCINIAK, SIOR
(419) 249 6302
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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.

5045 Sylvania Avenue, Toledo, OH 43623

Commercial Building For Lease

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood
Roof:	Asphalt shingle
Floors:	Cement
Floor Coverings:	Carpet & hardwoods
Ceiling Height:	9'
Basement:	No
Heating:	Gas
Air Conditioning:	Yes
Power:	400 amps
Restrooms:	2 – 1 st floor 2 – 2 nd floor
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes

BUILDING INFORMATION

Current Occupant:	TMCC
Occupancy Date:	At lease execution
Sign on Property:	Yes
Key Available:	See listing agent

LEASE DETAILS

Term:	3 year
Security Deposit:	Yes
Options:	Yes
Improvements Allowance:	None
Tenant Responsible For:	Real estate taxes, insurance, lawn care, and snow removal

2021 REAL ESTATE TAXES

TD:	24
Parcels:	06112
Assessor Number:	03917061
Total Annual Taxes:	\$1,957.75

Comments:

- A special use permit will be required for a funeral home facility.
- 2nd floor apartment with living room, 2 bedrooms, 2 bathrooms, kitchen, 2 stairway access, and laundry area (200 amps and 1,510 square feet).
- Real estate tax is based on religious use.
- 1st floor is 7,982 square feet.
- Real estate tax valuation is equal to \$537,100.

For more information, please contact:

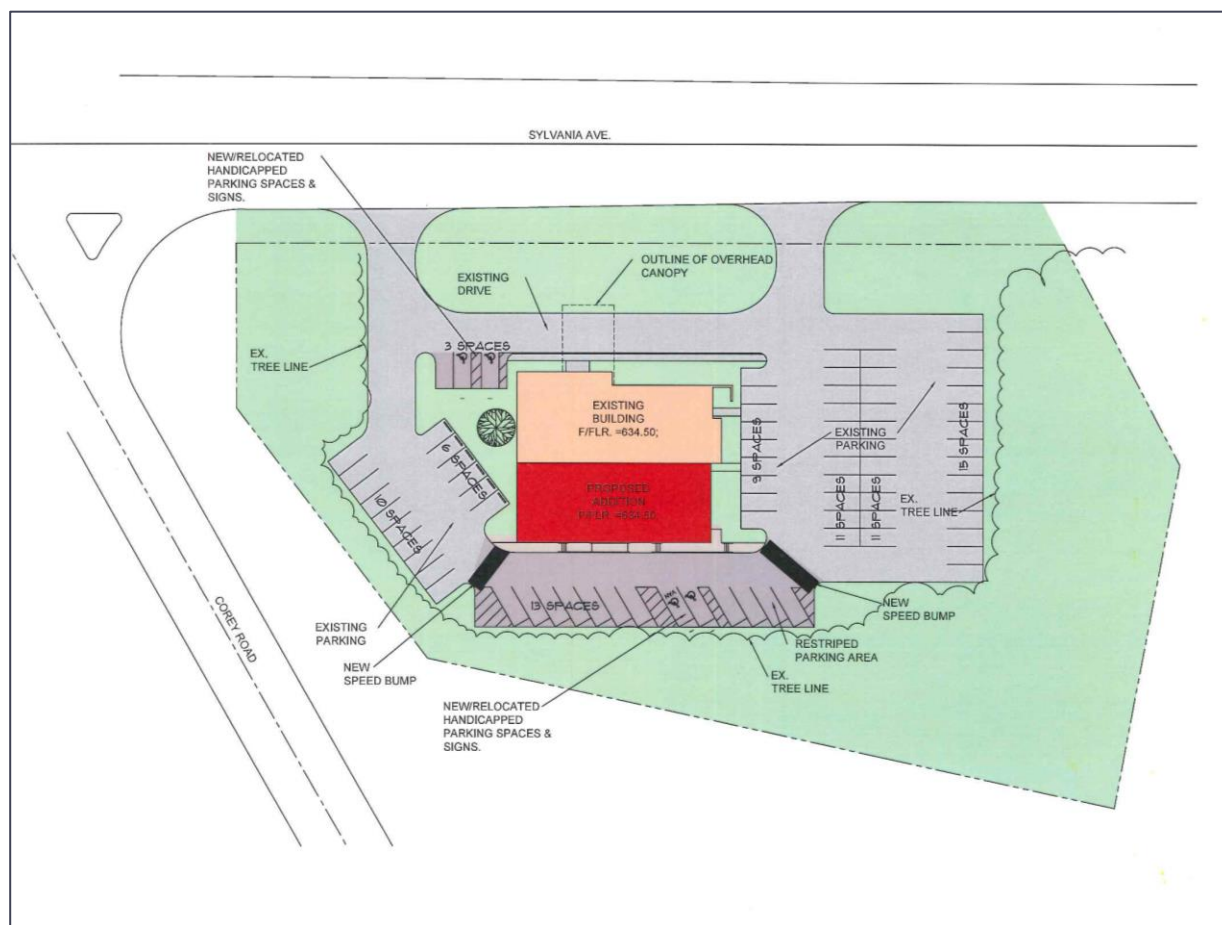
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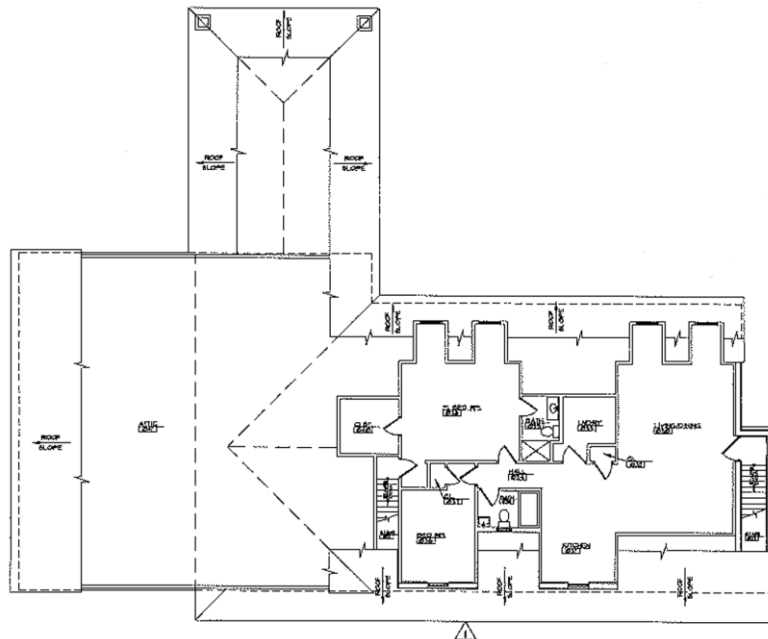
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First Floor



Second Floor



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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,756	\$69,218
3 MILE	76,884	\$65,430
5 MILE	186,587	\$59,801

TRAFFIC COUNTS (TWO-WAY)

15,750	Whiteford Road
14,551	Corey Road
24,547	Sylvania Avenue

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