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Commercial Real Estate
Brokers/Advisors
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Four SeaGate, Suite 608, Toledo, OH 43604

RETAIL BUILDING FOR SALE/LEASE

**TOLEDO ACADEMY OF BEAUTY
CULTURE
1544 S. BYRNE ROAD
TOLEDO, OH 43614**



SALE PRICE: \$225,000
LEASE RATE: \$8.00 per square foot

General Information:

Building Size: 9,020 square feet*
Number of Stories: 1
Year Constructed: 1961
Condition: Good
Acreage: 0.983*
Closest Cross Street: Glendale Avenue
County: Lucas
Zoning: CR
Curb Cuts: 4
Street: 4 lane with center turn lane

* Per Lucas County AREIS

For more information contact 419-249-7070

Joe Francis 419-249-6320

jfrancis@signatureassociates.com

www.signatureassociates.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



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Building Specifications:

Exterior Walls: Block
Structural System: Block and steel joist
Roof: TPO
Floors: Concrete
Floor Coverings: Vinyl and carpet
Ceiling Height: 9' to 12'
Basement: Partial
Heating: Gas forced air
Air Conditioning: Central
Power: 1040 amp, 3 phase
Security System: Yes
Restrooms: 3
Sprinklers: In Mechanical Room
Signage: Facia

Real Estate Taxes as of 2015:

TD: 20
Parcel: 38072
Assessor Number: 06-234-036

Total Annual Taxes: \$2,994.12

Lease Details:

Term: 3 to 5 years
Security Deposit: 1 month's rent
Options: Negotiable
Improvement Allowance: None – "as is"

Tenant is responsible for Association fee (which covers common area maintenance), utilities, suite janitorial, content/liability/plate glass insurance and real estate taxes.

Association fee for 2015 is \$2,372.50.

Building Information:

Current Tenant: None – unit is vacant
Occupancy Date: Upon Closing or lease execution

Sign on Property: Yes
Key Available: Yes

Remarks:

- Clean.
- Would make an ideal location for medical, school or church or a banquet hall.
- Centrally located.
- Additional plumbing throughout.
- 2 – 75 gallon hot water heaters.
- Equipment available separately.

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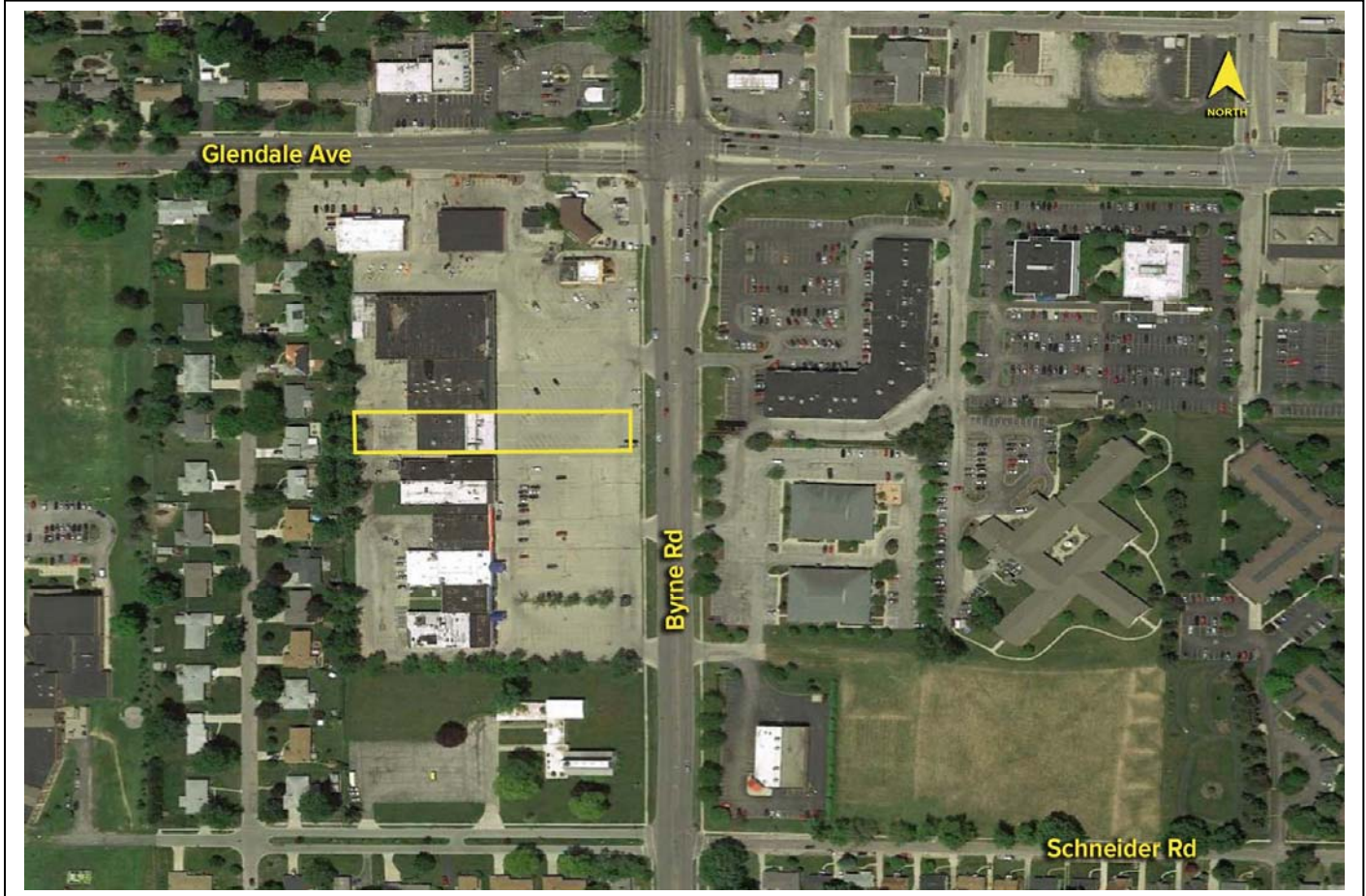
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