

1544 S. BYRNE ROAD
TOLEDO, OHIO 43614

RETAIL BUILDING FOR SALE/LEASE
9,020 Square Feet Available



SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

TOLEDO ACADEMY OF BEAUTY CULTURE



GENERAL INFORMATION

Sale Price:	\$225,000
Lease Rate:	\$8.00 per square foot
Building Size:	9,020 square feet*
Number of Stories:	1
Year Constructed:	1961
Condition:	Good
Acreage:	0.983*
County:	Lucas
Zoning:	CR
Curb Cuts:	4
Street:	4 lane with center turn lane

* Per Lucas County Auditor



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

1544 S. Byrne Road, Toledo, Ohio 43614

Retail Building For Sale/Lease

9,020
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block & steel joist
Roof:	TPO
Floors:	Concrete
Floor Coverings:	Vinyl & 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

BUILDING INFORMATION

Current Tenant:	None – unit is vacant
Occupancy Date:	Upon closing or lease execution
Sign on Property:	Yes
Key Available:	Yes

Comments:

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

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	None – “as is”
Tenant Responsible For:	Association fee (which covers CAM), utilities, suite janitorial, content/liability/plate glass insurance and real estate taxes.

2015 REAL ESTATE TAXES

TD:	20
Parcel Number:	38072
Assessor Number:	06-234-036
Total Taxes:	\$2,994.12

For more information, please contact:

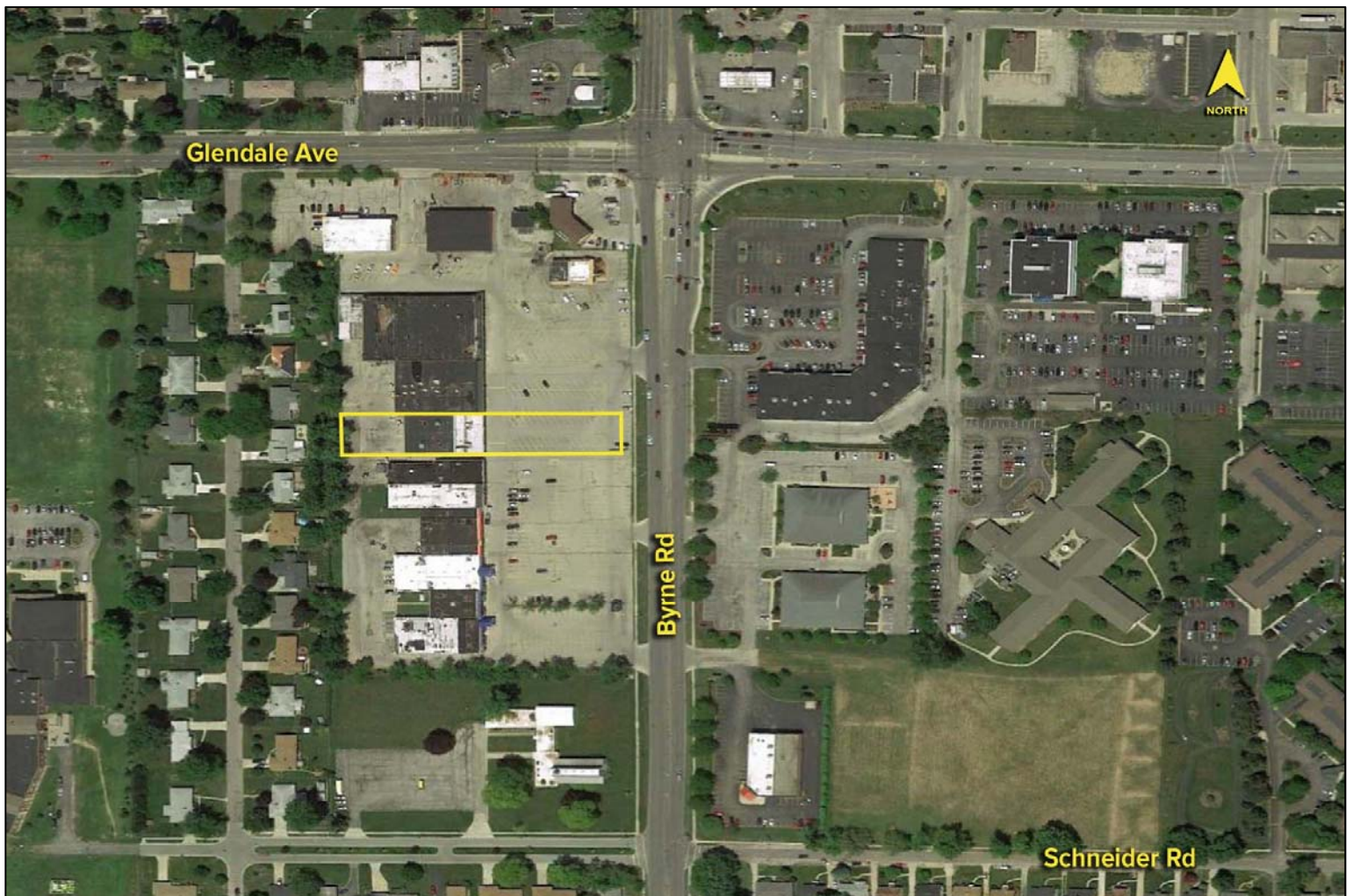
JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

1544 S. Byrne Road, Toledo, Ohio 43614

Retail Building For Sale/Lease

9,020
Square Feet
AVAILABLE



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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