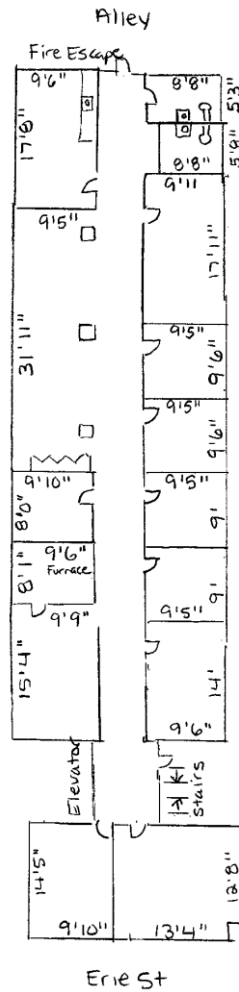


324 N. Erie St. Unit 3 Toledo, Ohio 43604



For Sale \$149,000

3rd Floor: 2,750 SF

- Parking** - Park Smart lot adjacent to building
- Zoning** - C-5
- Year Built**: 1897 (Remodeled in 1987, 1998, 2018)
- Construction** - Brick/block
- Basement** - Yes
- Ceiling Height** – 8'6" Without drop, 7'6" With

- Heat** - Gas forced air
- Air Conditioning** - Yes
- Sprinklers** - No
- Elevator** - Yes
- Public Transp.** - TARTA
- No. of Floors** - 3

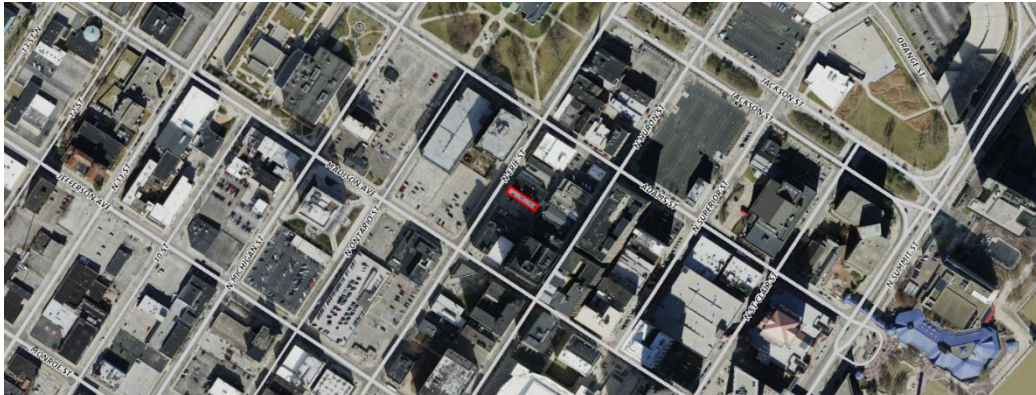
For More Information Contact:

Scott Prephan
(419) 266-7378 (C)
sprephan@prephan.com



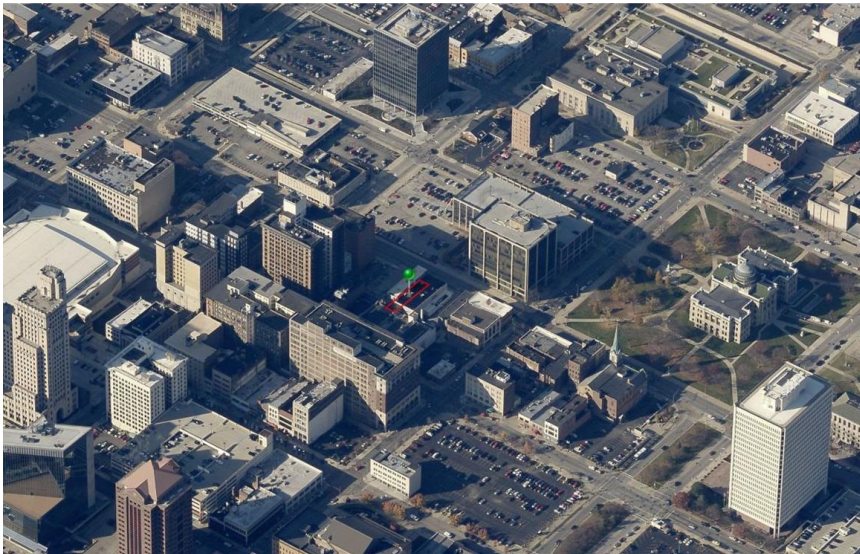
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**324 N. Erie St.
Toledo, Ohio 43604**



Location Description

Downtown Toledo is the central business district of Toledo, Ohio. The area has seen a huge revival in the last few years with new retail, restaurants, entertainment venues. Both the Warehouse District and the area surrounding the Huntington Center have been areas of recent growth.



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