

909 – 913 MADISON AVENUE
TOLEDO, OH 43604

OFFICE BUILDING FOR SALE
11,609 Square Feet



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$275,000	Closest Cross Street:	Michigan Avenue
Building Size:	11,609 square feet	County:	Lucas
Number of Stories:	3	Zoning:	CD
Year Constructed:	1897	Parking:	Street
Condition:	Good	Curb Cuts:	None
Lot Dimensions	60' x 120'	Street:	2 lane, 2 way

For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood joist
Roof:	Built up
Floors:	Wood
Floor Coverings:	Carpet and vinyl
Ceiling Height:	9'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central
Security System:	No
Sprinklers:	No
Elevator:	No
Signage:	Facia

BUILDING INFORMATION

Current Occupant:	American Way Imaging Resources Toledo Streets Newspaper
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	No

2017 REAL ESTATE TAXES

TD:	15
Parcels:	49467, 49657 and 49654
Assessor Number:	01-144-006, 005 and 004
Total Annual Taxes:	\$6,501.87

Comments:

- Office/retail building with two apartments on second and third floors.
- Located directly across from the main library.
- American Way pays \$150 per month plus utilities.
- Imaging Resources pays \$150 per month plus utilities.
- Toledo Streets Newspaper pays \$500 per month plus utilities.
- The two residential tenants pay \$400 per month each plus utilities.
- All tenants are month-to-month.

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909 – 913 Madison Avenue, Toledo, OH 43604

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	909 MADISON	911 MADISON	913 MADISON	TOTAL
Parcel Number	15-94967	15-49657	15-49654	----
Assessor Number	01-144-006	01-144-005	01-144-004	----
Building Size (SF)	4,329	3,860	3,420	11,609
Stories	3	3	3	----
Acreage	0.0495	0.0541	0.0536	0.1572
Annual Taxes	\$2,258.89	\$2,331.39	\$1,911.68	\$6,501.87
Power	100 amp	200 amp	100 amp	----
Restrooms	None	2 on 1st floor 1.5 on 2nd floor 1 on 3rd floor	2 on 1st floor	----



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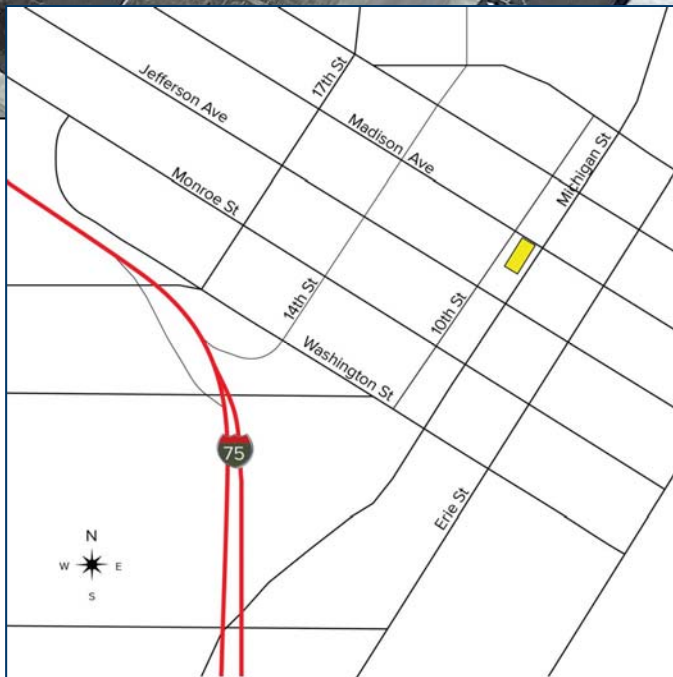
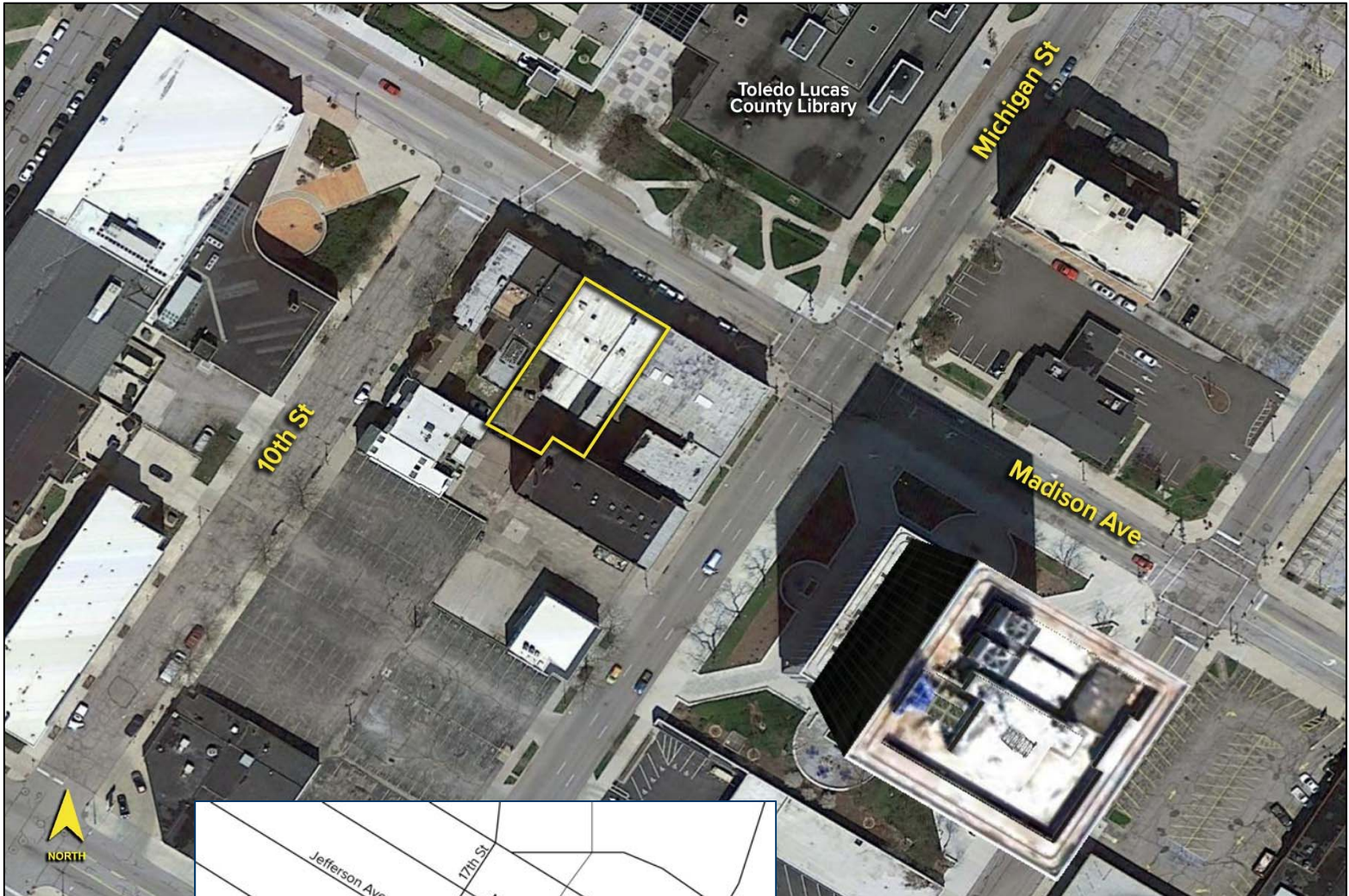
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