

2910 W. CENTRAL AVENUE
TOLEDO, OH 43606

OFFICE BUILDING FOR SALE
2,296 Square Feet



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$135,000
Building Size:	2,296 square feet
Number of Stories:	1
Year Constructed:	1954
Condition:	Fair
Acreage:	0.26
Closest Cross Street:	Between Drummond Road and Goddard Road
County:	Lucas
Zoning:	CO Office Commercial
Parking:	12 spaces
Curb Cuts:	2
Street:	4 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

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

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BUILDING SPECIFICATIONS

Exterior Walls:	Masonry and brick
Structural System:	Frame
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air (3 units)
Air Conditioning:	Central
Power:	120V
Restrooms:	3
Security System:	No
Sprinklers:	No
Signage:	Monument

BUILDING INFORMATION

Current Occupant:	None
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	Yes

2017 REAL ESTATE TAXES

TD:	09
Parcels:	83504 and 83507
Assessor Number:	03-463-019 and 018
Total Taxes:	\$5,027.54
Valuation:	
Buildings	\$ 87,600
Land	<u>\$ 52,200</u>
Total	\$139,800

Comments:

- Medical office building located in West Toledo.
- A pet groomer currently occupies the western portion of the space on a temporary basis
- Building consists of 2 units.
- 2 miles to I-475.
- Close to Westgate Shopping Center.
- Surrounded by residential areas with excellent demographics.

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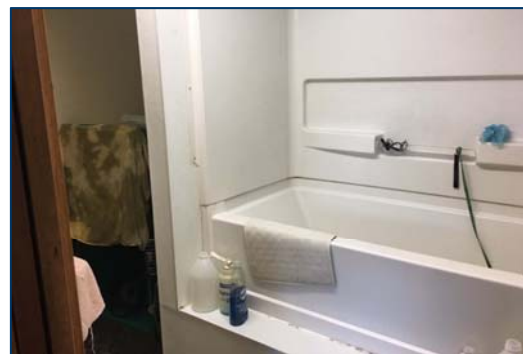
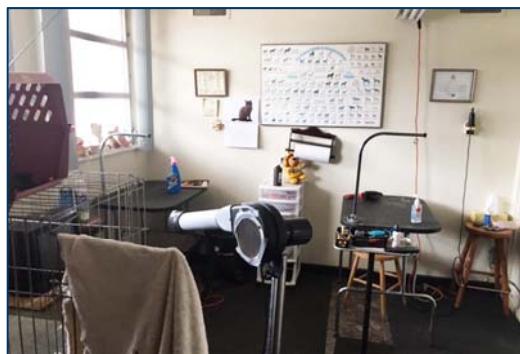
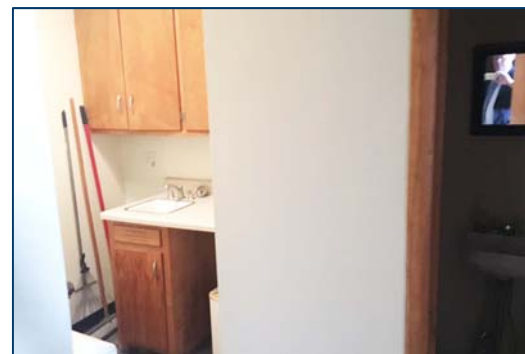
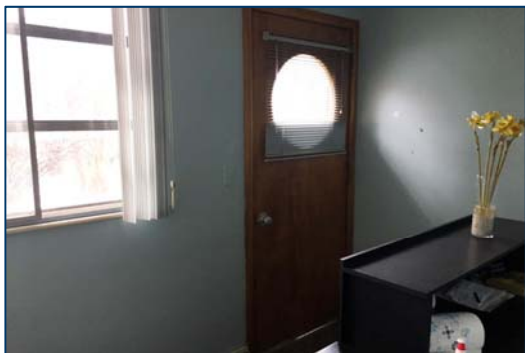
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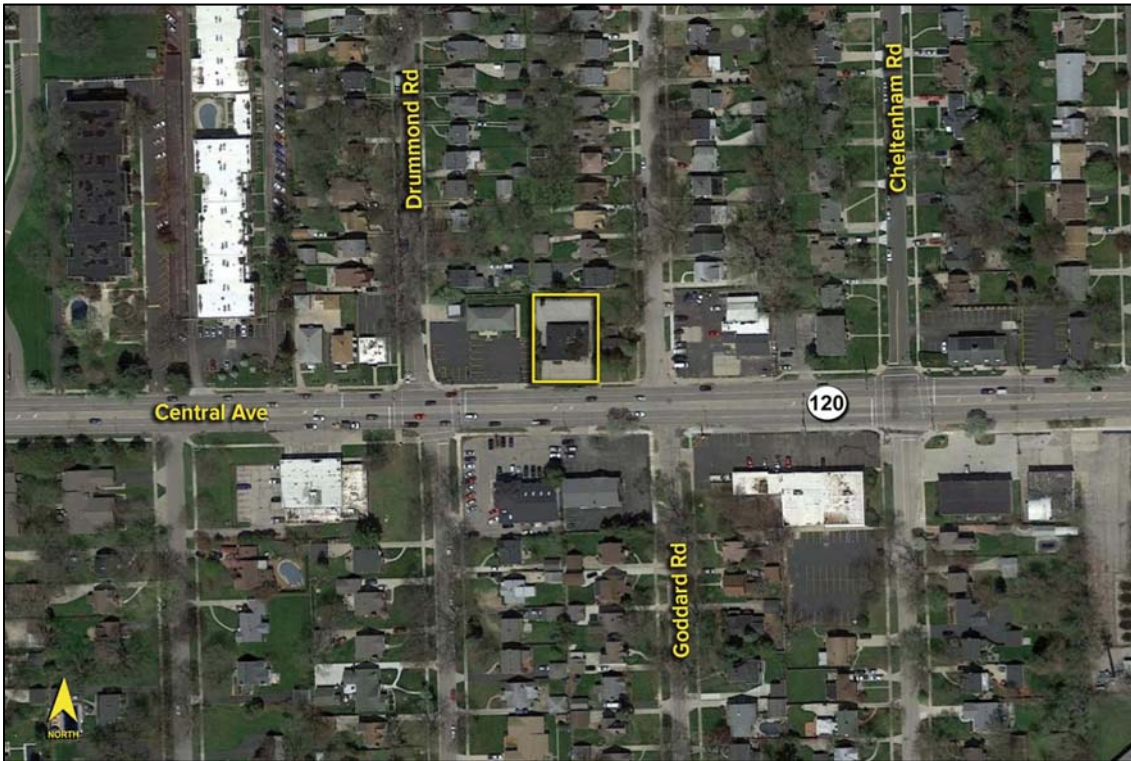
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