

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 • Nice Cloud |
| 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.
- Nice Cloud pays \$50 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

Office Building For Sale

11,609
Square Feet

| | 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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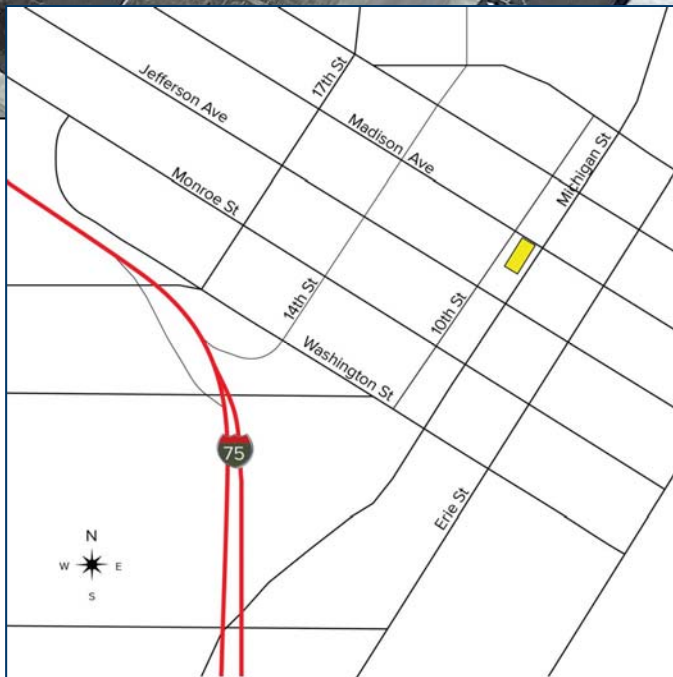
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