

900 ADAMS STREET  
TOLEDO, OH 43604

OFFICE BUILDING FOR SALE  
26,386 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$650,000
Building Size:	26,386 square feet
Number of Stories:	2 plus basement
Year Constructed:	1911
Condition:	Good
Lot Dimensions:	Approximately 100; x 105'
Acreage:	0.229
Closest Cross Street:	At 10th Street
County:	Lucas
Zoning:	Office Commercial
Parking:	Pay parking next door
Curb Cuts:	2
Street:	2 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  
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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood joist for roof
Roof:	Built up
Floors:	Poured concrete and wood
Floor Coverings:	Carpet, hardwood and stone
Ceiling Height:	Varies
Basement:	Yes – 9,000 square feet
Heating:	Gas forced air and hot water boiler
Air Conditioning:	Central
Power:	800 amps
Elevator:	Yes plus dumb waiter
Restrooms:	2 per floor
Security System:	Yes, Habitec
Overhead Doors:	1
Sprinklers:	In basement
Signage:	Possible

### BUILDING INFORMATION

Current Occupant:	Building is vacant
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	Yes

### 2015 REAL ESTATE TAXES

Parcel	Land	Building	Tax
15-49634	\$21,900	0	\$ 1,182.50
15-49644	\$ 9,200	\$868,900	\$29,479.36
Total	\$31,100	\$868,900	\$31,661.86

Total Valuation: \$900,000

### Comments:

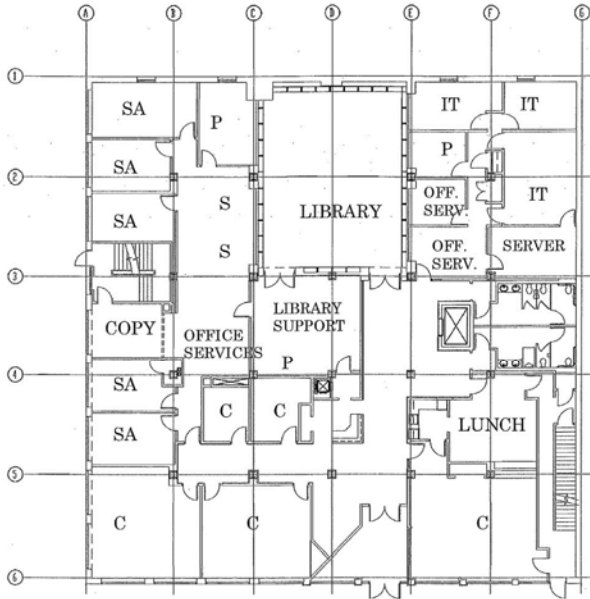
- Building was occupied by a law firm.
- Conference room, law library and an atrium are located on the first floor.
- Several entrances.
- Additional offices, conference room and storage available in the basement.
- Located directly across from the Toledo-Lucas County Main Library, parking garage, offices, and adjacent to the courthouse.



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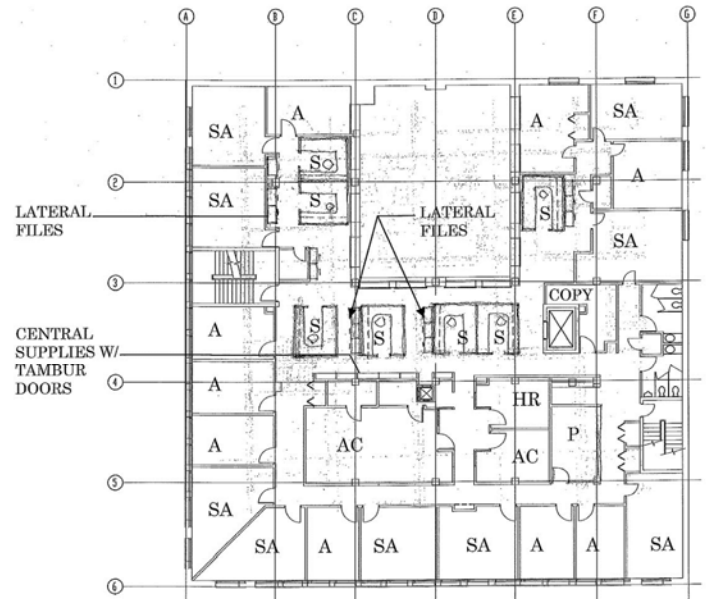
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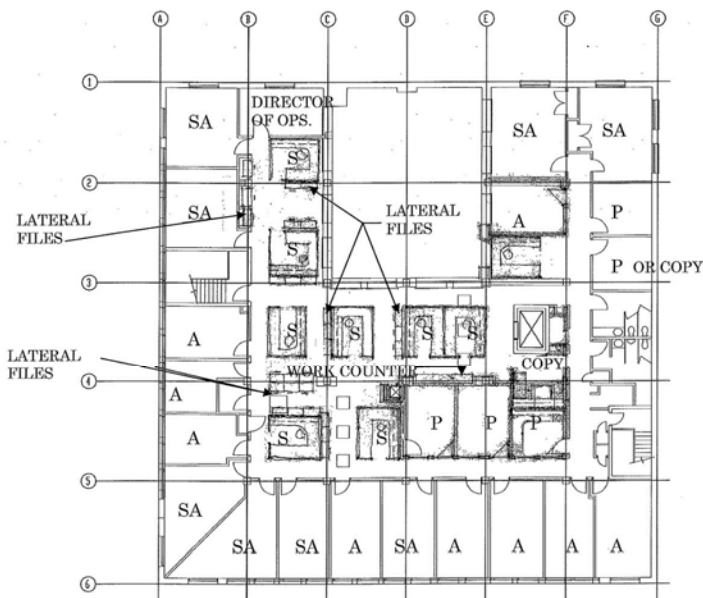
EXISTING FIRST FLOOR PLAN

NOT TO SCALE



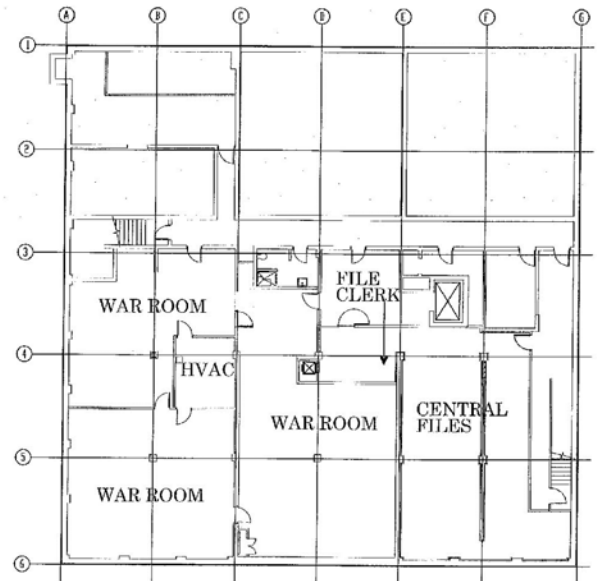
PROPOSED SECOND FLOOR PLAN

NOT TO SCALE



PROPOSED THIRD FLOOR PLAN

NOT TO SCALE



EXISTING BASEMENT FLOOR PLAN

NOT TO SCALE

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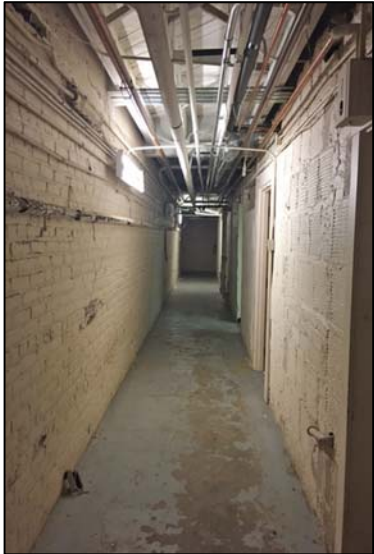
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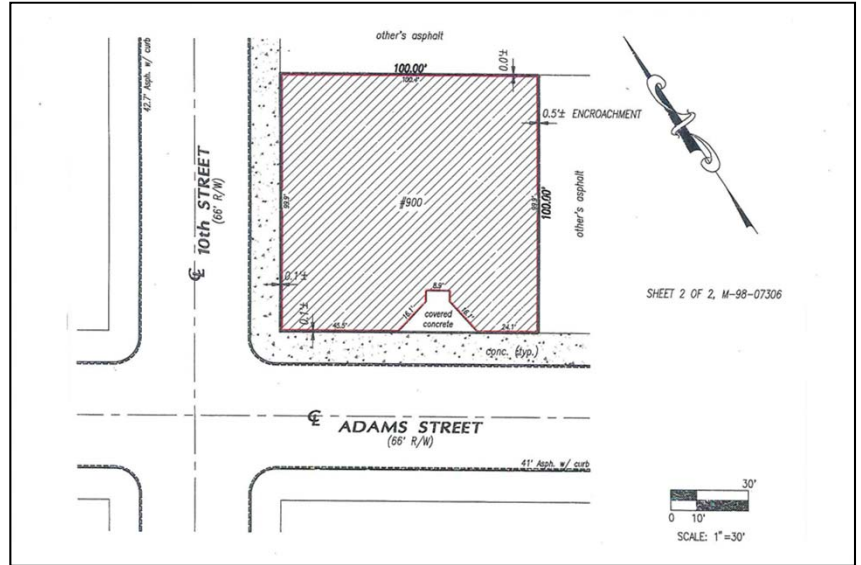
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