



"Innovative Solutions at Work"

# OFFICE BUILDING FOR SALE

2509 SYLVANIA AVE., TOLEDO, OH 43613



**SALE PRICE:** **\$189,000.00**

### OFFERING SUMMARY

**Lot Size:** 0.25 ac. (100' x 106' +/-)

**Parcel #** 04-05741/04-05744

**Year Built:** 1962

**Building Size:** 5,280

**Zoning:** Office Commercial

**Traffic Count:** 17,629

**Price / SF:** \$35.80

**Taxes** \$2,765.91/half



### PROPERTY OVERVIEW

- Well maintained building
- On site parking
- Established market
- Office with possible residential multi-family development
- Walking distance to Devaux Village Shopping

**JERRY MILLER**

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**ANDY FERRARA**

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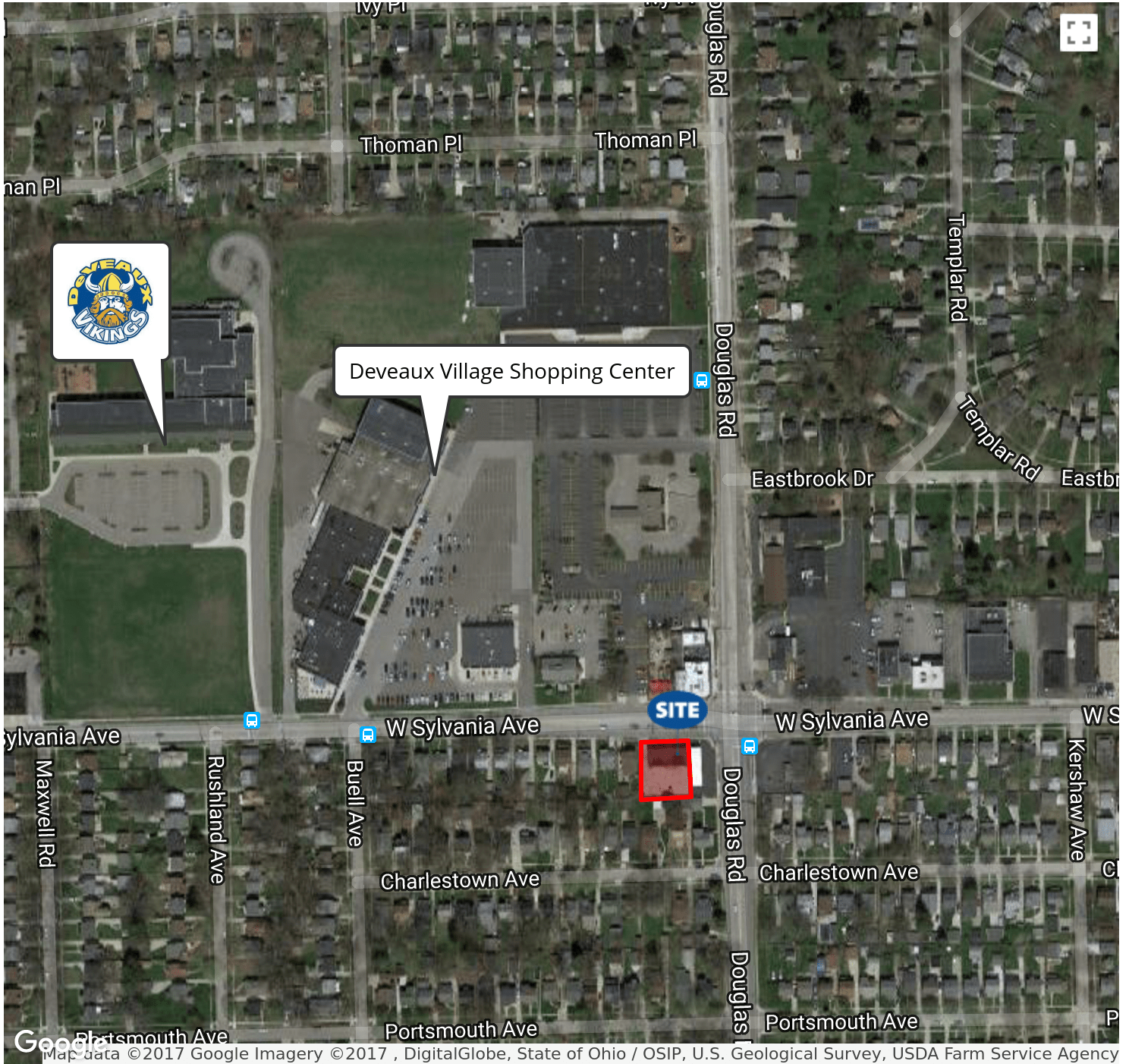
1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | [www.millerdanberry.com](http://www.millerdanberry.com)



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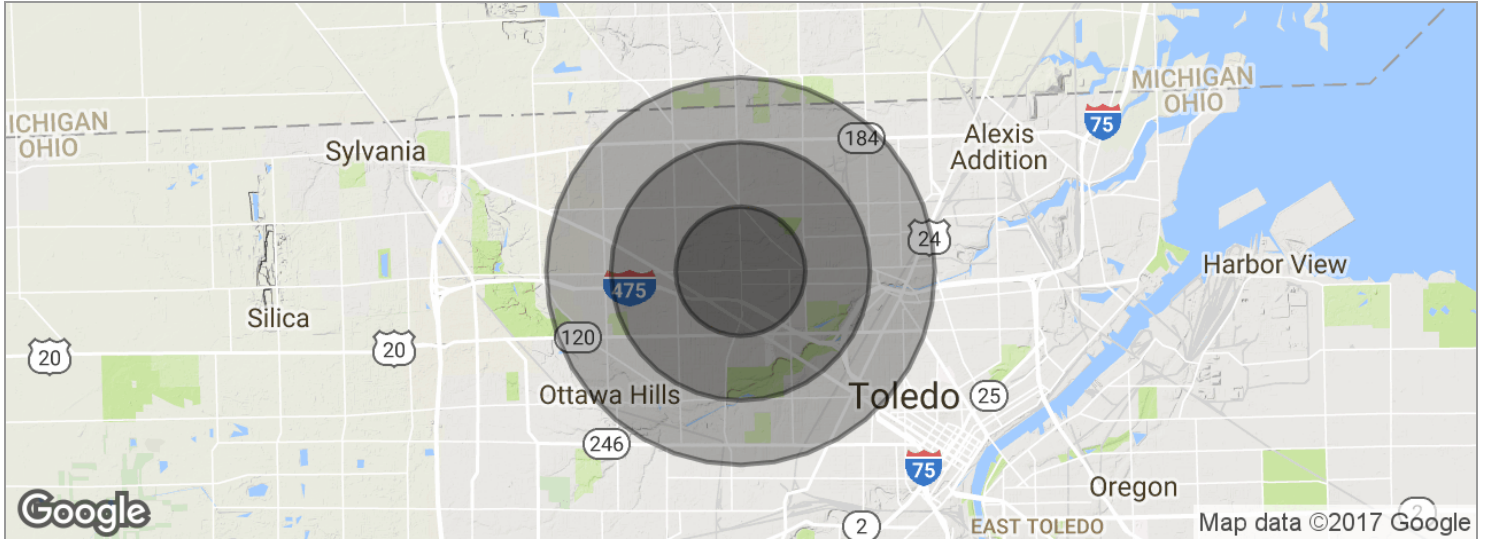
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	18,351	62,482	126,361
Median age	35.5	36.1	35.4
Median age (male)	33.5	34.9	33.7
Median age (Female)	37.0	37.2	37.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	7,892	26,935	51,093
# of persons per HH	2.3	2.3	2.5
Average HH income	\$55,262	\$51,735	\$52,058
Average house value	\$119,006	\$114,772	\$114,537

\* Demographic data derived from 2010 US Census

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