

1120 MADISON AVENUE
TOLEDO, OH 43604

OFFICE BUILDING FOR SALE
22,003 Square Feet Available



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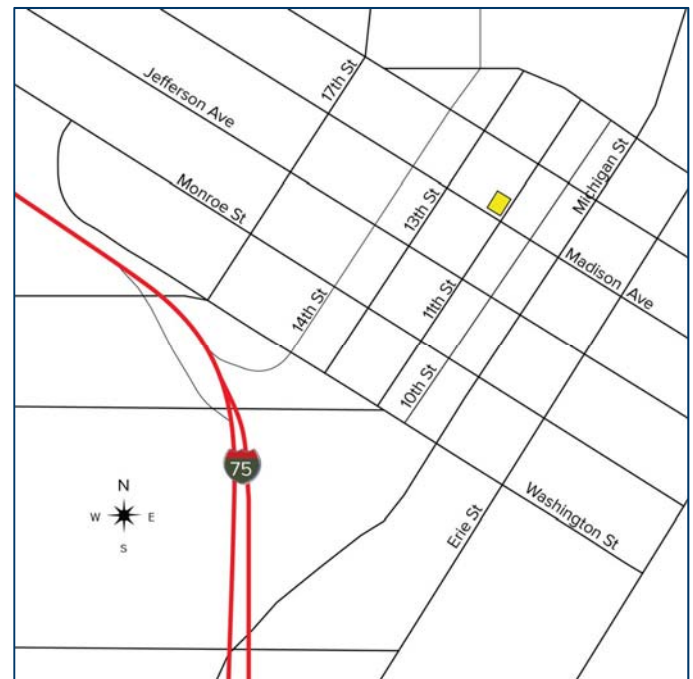
FULL-SERVICE COMMERCIAL REAL ESTATE

BROOKS INSURANCE AGENCY



GENERAL INFORMATION

Sale Price:	\$1,950,000
Building Size:	22,003 sf plus basement
Number of Stories:	2
Year Constructed:	1924 and 1984; renovated 2000
Condition:	Excellent
Lot Dimensions:	200' x 193' average (main lot)
Acreage:	1.26
Closest Cross Street:	12th Street
County:	Lucas
Zoning:	IL Limited Industrial
Parking:	108 spaces on 2 lots
Curb Cuts:	3
Street:	2 lane, 2 way



For more information, please contact:

SAM ZYNDORF, CCIM
(419) 249 6300
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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick and block
Roof:	Rubber
Floors:	Concrete and wood joist
Floor Coverings:	Carpet
Ceiling Height:	10'
Basement:	Full
Heating:	Boiler/forced air
Air Conditioning:	Central
Power:	800 amps
Restrooms:	6
Security System:	Yes
Overhead Doors:	No
Sprinklers:	Partial
Signage:	Facia

BUILDING INFORMATION

Current Occupant:	USI Insurance Services
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	See Listing Agent

2017 REAL ESTATE TAXES

Property consists of 14 parcels. Parcel numbers and assessor numbers are on file.

Total Taxes:	\$33,824
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Comments:

- Immaculately maintained – owner occupied for over 40 years.
- The original structure was constructed in 1924. The east wing addition was built in 1984. Building underwent a total renovation in 2000.
- Full basement (approximately 10,200 square feet) with training area, additional offices and storage.
- Main conference room plus 4 additional conference rooms.
- Restrooms on each floor.
- Break area/coffee station on each floor.
- New parking lot in Spring, 2017. Main lot has 62 spaces. 12th Street lot has 46 spaces.
- Additional metered parking on street.
- Direct access via 11th Street from I-75.
- Full drawings in file.

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