

1544 S. BYRNE ROAD
TOLEDO, OHIO 43614

RETAIL BUILDING FOR SALE
9,020 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

TOLEDO ACADEMY OF BEAUTY CULTURE



GENERAL INFORMATION

Sale Price:	\$225,000
Building Size:	9,020 square feet*
Number of Stories:	1
Year Constructed:	1961
Condition:	Good
Acreage:	0.983*
County:	Lucas
Zoning:	CR
Curb Cuts:	4
Street:	4 lane with center turn lane



* Per Lucas County Auditor

For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block & steel joist
Roof:	TPO
Floors:	Concrete
Floor Coverings:	Vinyl & carpet
Ceiling Height:	9' to 12'
Basement:	Partial
Heating:	Gas forced air
Air Conditioning:	Central
Power:	1040 amp, 3 phase
Security System:	Yes
Restrooms:	3
Sprinklers	In mechanical room
Signage:	Facia

BUILDING INFORMATION

Current Tenant:	None – unit is vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

2015 REAL ESTATE TAXES

TD:	20
Parcel Number:	38072
Assessor Number:	06-234-036
Total Taxes:	\$2,994.12

Comments:

- Clean.
- Would make ideal location for medical, school, church or banquet hall.
- Centrally located.
- Additional plumbing throughout.
- Two – 75 gallon hot water heaters.
- Equipment available separately.
- Will lease to qualified retailer.



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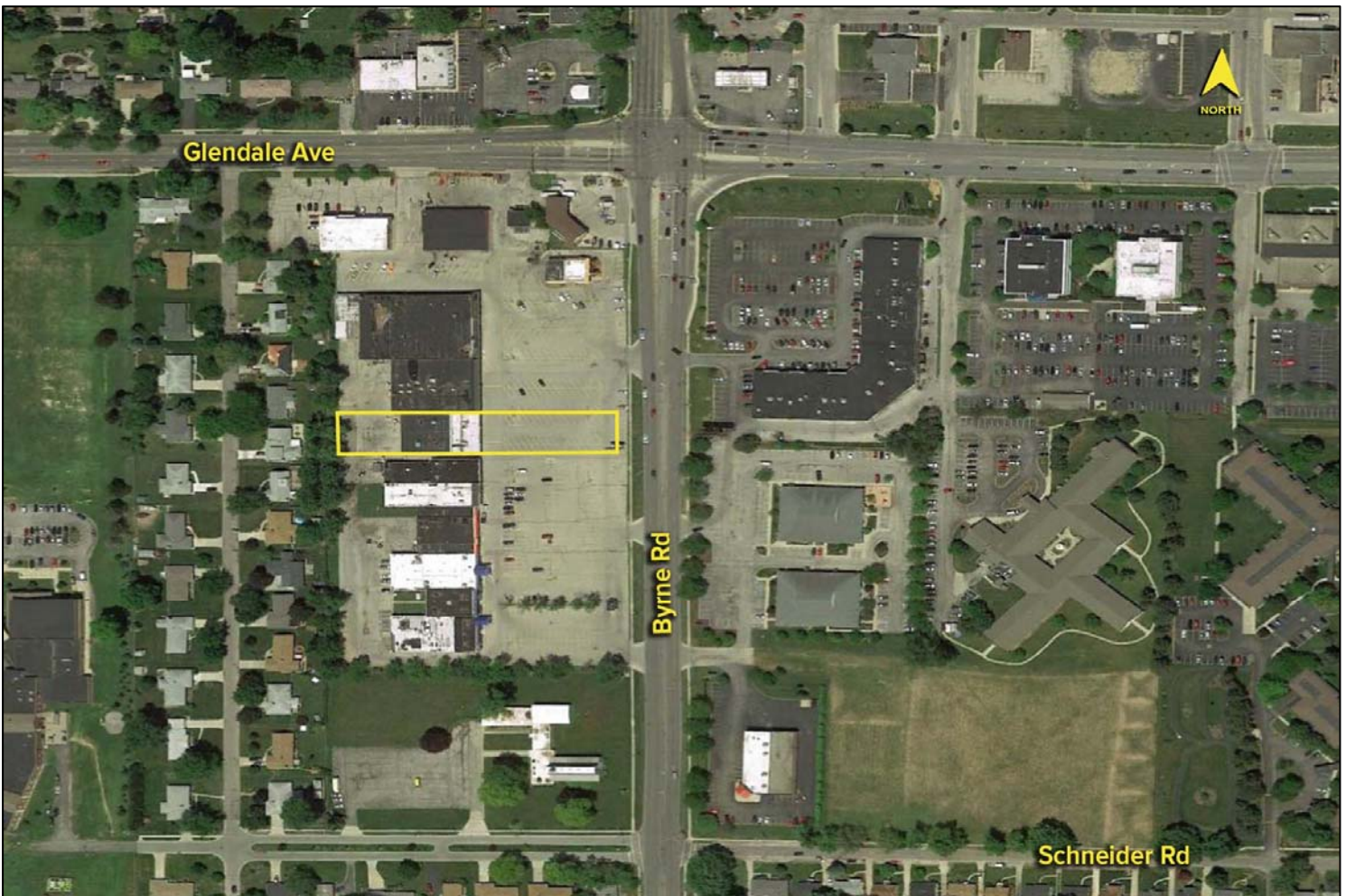
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