

For Sale
Downtown Turnkey Restaurant Property

6,320 SF | \$699,000



NAIHarmon Group
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

329 N. Huron St.

Toledo, OH 43608

Property Highlights

- Two-story restaurant property located one block away from the Huntington Center
- Two fully equipped dining and bar areas
- All furniture, fixtures, and equipment is included in the sale
- Perfect for owner-user or an investor

Property Description

Downtown Toledo, two-story, turnkey restaurant property currently operating as Poco Piatti. Located one block from the Huntington Center.

OFFERING SUMMARY

Sale Price	\$699,000
Lot Size	0.0692 Acres
Building Size	6,320 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	12,125	\$21,443
3 Miles	107,166	\$31,182
5 Miles	232,066	\$40,935

Call Now For More Information



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GENERAL INFORMATION

Property:	Poco Piatti Building
Location:	329 N Huron Street
Closest Intersection:	N. Huron St. and Adams Street
City, State:	Toledo, OH
County:	Lucas
Zip:	43608
Parcel No:	1548944

PROPERTY INFORMATION

Building SF:	6,320
Building Dimensions:	24' Frontage x 107' Depth
Available Area:	6,320 SF
Land Size:	.0692 AC
Land Dimensions:	24' Frontage x 120' Depth
Parking:	Street Parking & Area Lots
Zoning:	10-CD (Downtown Commercial)
Current Use:	Restaurant
Traffic Counts:	2,350 VPD

BUILDING DETAILS

Year Built:	1907
Type Construction:	Brick
Heat Fuel/Type:	GFA
Ceiling Height (Min/Max):	12-20'
Air Conditioning:	Yes
Roof:	Rubber Membrane
Floor:	Wood
Lighting:	LED



First Floor Seating Area



Second Floor Seating Area

Restrooms:	3 Mens, 3 Womens
Delivery Doors:	1 Double Door, One Man Door
No. of Floors:	2 + Basement
Sprinklers:	Yes
Security System:	N/A

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REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2020
General Taxes:	\$8,672.88
Special Taxes:	\$1,417.71
Total Annual Taxes:	\$10,090.59

UTILITIES

Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Electric:	Toledo Edison
Storm Sewer:	City of Toledo



Easily Accessible Rooftop Area



Rear Delivery Door

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First Floor Bar Area



Second Floor Bar Area



First Floor Kitchen



Walk-In Cooler

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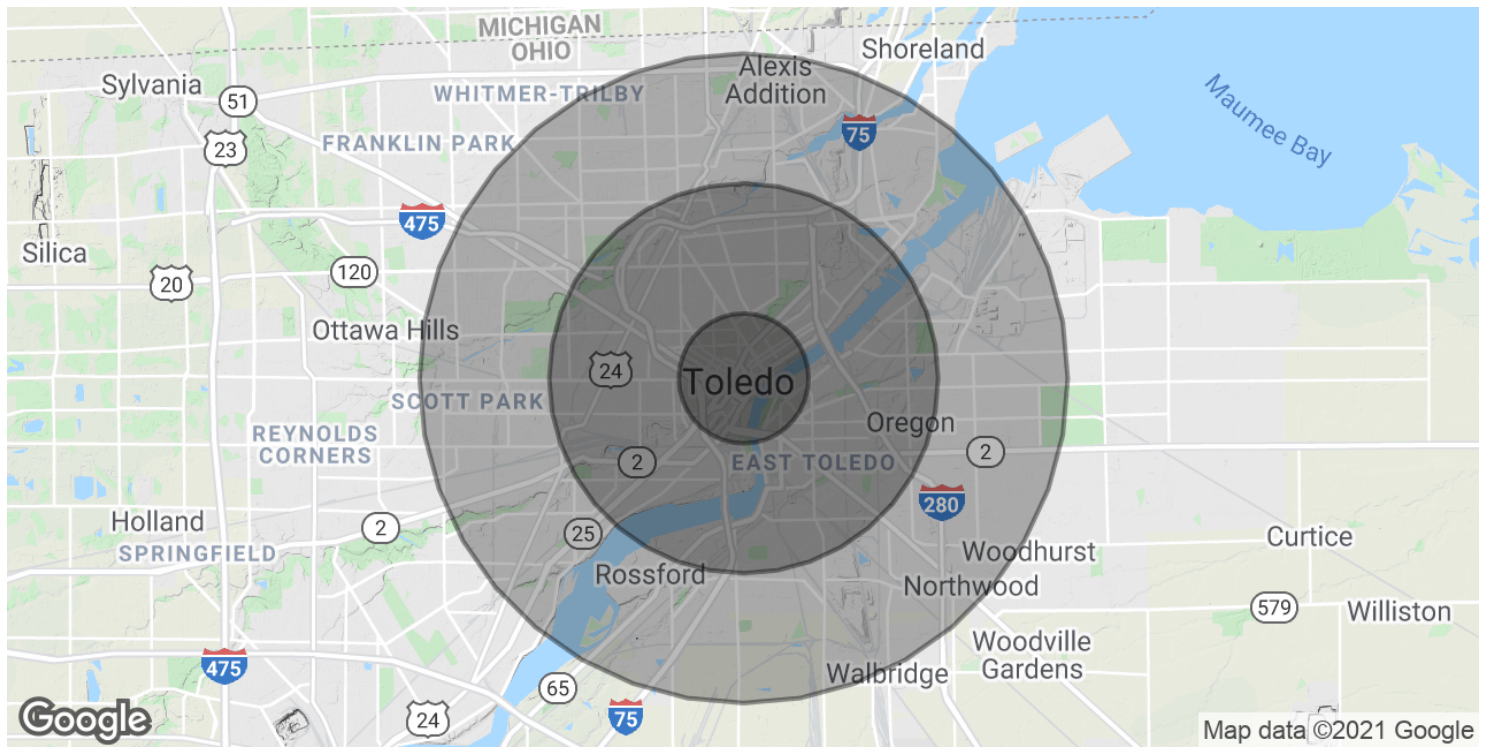
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,125	107,166	232,066
Average age	29.2	32.5	33.5
Average age (Male)	29.5	30.1	31.7
Average age (Female)	30.7	34.4	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,444	42,647	91,789
# of persons per HH	2.2	2.5	2.5
Average HH income	\$21,443	\$31,182	\$40,935
Average house value	\$124,464	\$90,502	\$105,492

* Demographic data derived from 2010 US Census