



# 3209 W. Sylvania Avenue

3209 W. Sylvania Avenue | Toledo, OH 43613



## OFFERING SUMMARY

<b>SALE PRICE</b>	<b>\$139,900</b>
Building Size:	3,248 SF
Lot Size:	0.28 Acres
Year Built:	1930
Building Class:	C
Market:	Toledo
Submarket:	West Toledo/Sylvania
Total Parking:	20
Price / SF:	\$43.07

## PROPERTY OVERVIEW

- 120' of frontage on W. Sylvania Avenue with approximately 19,000 vehicles per day
- Upstairs living area presents work/live opportunity
- Well-maintained building with newer mechanicals
- The property will be deed restricted for a period of time to veterinary clinic

## LOCATION OVERVIEW

Located in West Toledo.

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,533	23,831	45,777
Total Population	14,043	53,653	111,658
Average HH Income	\$51,105	\$56,612	\$60,349

For More Information Contact:

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Office Building For Sale



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