

6800 W. CENTRAL AVENUE
 BUILDING J
 TOLEDO, OH 43617 (SYLVANIA TWP.)



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FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE CONDOMINIUM FOR SALE & LEASE

INVESTMENT/OWNER USER



GENERAL INFORMATION

BUILDING SIZES & PRICING

Entire Building	4,845 sf	\$365,000
1st floor	2,040 sf	Toledo Clinic
2nd floor	765 sf	\$1,000/mo. Gross (vac.)
Basement	2,040 sf	\$700/mo. gross (vac.)

Number of Stories:	2
Year Constructed:	1995
Condition:	Very good
Lot Dimensions:	IRR. – Approx. 190' frontage
Closest Cross Street:	McCord Road
County:	Lucas
Zoning:	C-2 Highway/General Commercial
Parking:	20 spaces/ in common
Curb Cuts:	1
Street:	4 lane with center turn



For more information, please contact:

KEENAN FIELDS, SIOR
 (419) 290 8334 or (419) 249 6311
 kfields@signatureassociates.com

SIGNATURE ASSOCIATES
 7150 Granite Circle, Suite 200
 Toledo, Ohio 43617
 www.signatureassociates.com

6800 W. Central Avenue, Bldg. J, Toledo, OH 43617

Office Condominium For Sale & Lease

4,845
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Wood siding board & brick
Structural System:	Wood frame
Roof:	Asphalt Shingle - pitched
Floors:	Wood/concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	8'-9' with some vaulted areas
Basement:	Yes – 2,040 sf - built out
Heating:	Gas forced air
Air Conditioning:	Yes – central
Power:	200 amps
Restrooms:	(1) Basement, (2) 1 st fl., (1) 2 nd fl.
Security System:	Yes
Sprinklers:	No
Signage:	Directory board at entrance

2025 REAL ESTATE TAXES

TD:	78
Parcel Number:	32547
Total Annual Taxes:	6,725.86

BUILDING INFORMATION

Occupancy Date:	Closing or lease execution
Sign on Property:	No
Showing Instructions:	Call agent to schedule appt.
Showing Hours:	Monday, Wednesday, Friday

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	None

Tenant Responsible For:

Cable, internet, janitorial services & supplies, and any other utilities + services needed for its own use.

Comments:

- Located in Sylvania Township (no city income tax is levied)
- Semi-finished basement, one bathroom, storage, kitchenette
- 2nd floor multiple office with bathroom, nice finishes
- Toledo Clinic Office Hours: Tuesdays and Thursdays only

BUILDING INFORMATION

Suite	Tenant	SF	Annual Rent Gross	Monthly Rent Gross	Rent Term
1 st fl.	Toledo Clinic; INC. – (Allergy & Immunology)	2,040	\$43,260*	\$3,605*	5 yr. 10/01/2024 3% increase every yr.
2 nd fl.	Vacant	765	-----	-----	-----
Basement	Vacant	2,040	-----	-----	-----
Bldg. Total:		4,845	\$43,260*	\$3,605*	

* Condo Fee: \$630/mo. (\$7,560/yr.)

The condo fee includes water, snow removal, lawn care, parking lot mnt., roof & siding mnt., and building structure.

2025 Utility Bills: \$2,200 ± (gas and electric) Insurance: \$1,704 – Owner maintains for a policy “loss of business/rental income”

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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First Floor



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Second Floor



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Basement



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2023 TRAFFIC COUNTS (TWO-WAY)

38,934	W. Central Avenue
16,000	N. McCord Road

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,907	\$119,034
3 MILE	54,462	\$93,893
5 MILE	136,845	\$84,703

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