



## 443 10th St

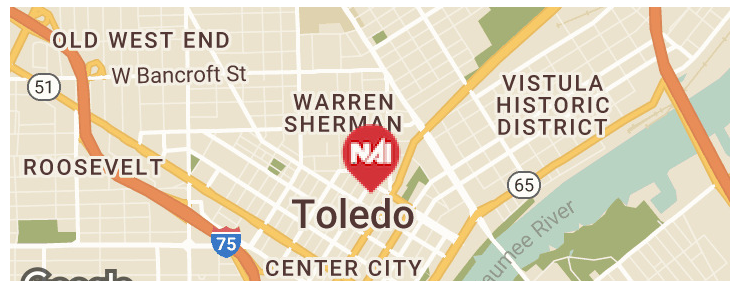
Toledo, Ohio 43604

### Property Highlights

- Paved/secured parking lot creating income monthly
- Perfect for mixed-use, multi-family, retail, or office
- Near Fortune 500 headquarters, courthouses, and Toledo School for the Arts
- Building listed on the National Register of Historic Places and eligible for State and Federal Historic Tax Credits
- Located in Opportunity Zone
- Asbestos abatement completed and Phase I, II Environmental analysis and abatement reports available
- Garage door access can be easily converted to a loading dock

### Property Overview

This 19,405 SF historic building is an opportunity for a redevelopment project in downtown Toledo. The property is in shell condition, ready for investors to come in and make it their own. The sale includes a 30-space paved parking lot that provides monthly income for the owner.



### Offering Summary

Sale Price:	\$300,000
Building Size:	19,405 SF
Lot Size:	0.358 Acres

### For More Information



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Sale Price	\$300,000
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#### Location Information

Street Address	443 10th St
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Sub-market	Downtown Toledo
Cross-Streets	Jackson St
Signal Intersection	No, but four-way stop
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 75/Interstate 475
Nearest Airport	Toledo Express Airport/Detroit Metro

#### Building Information

Building Size	19,405 SF
Building Class	C
Occupancy	Not occupied
Number of Floors	3 plus full basement
Year Built	1892
Roof	New roof is needed

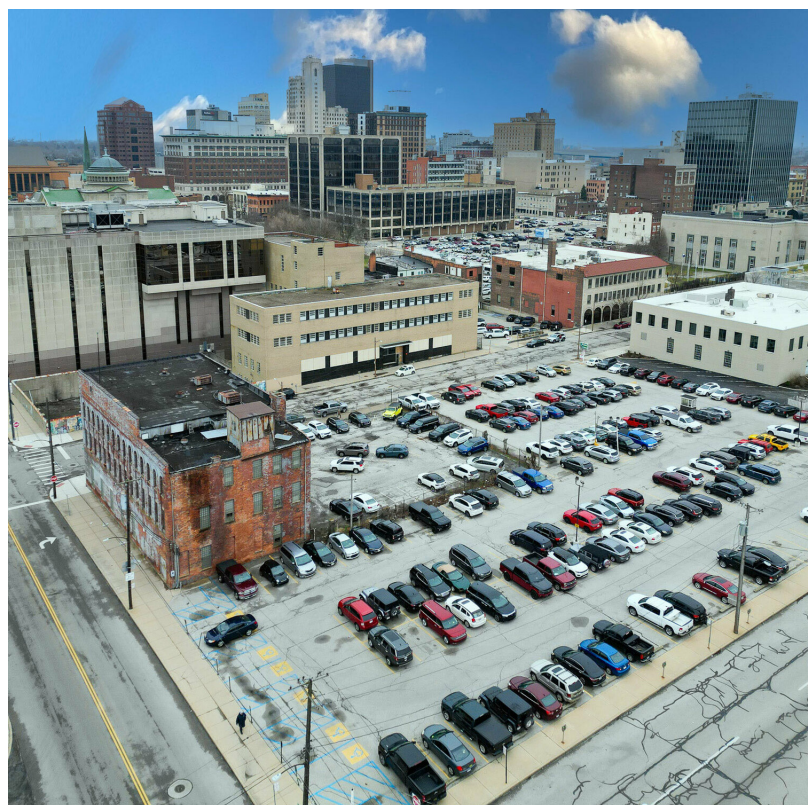
#### Property Information

Property Type	Yes, Jackson St and 10th St
Zoning	10-CD
Lot Size	0.358 Acres
APN #	1549774
Corner Property	Yes, Jackson St and 10th St
Traffic Count	3184
Traffic Count Street	Adams St and 10th St
Amenities	Secured parking lot with monthly income 30 parking spaces Eligible for State and Federal Historic Tax Credits Opportunity Zone

#### Utilities & Amenities

Security Guard	Yes, fence
Number of Elevators	1
Central HVAC	No
Gas / Propane	Yes, Columbia Gas

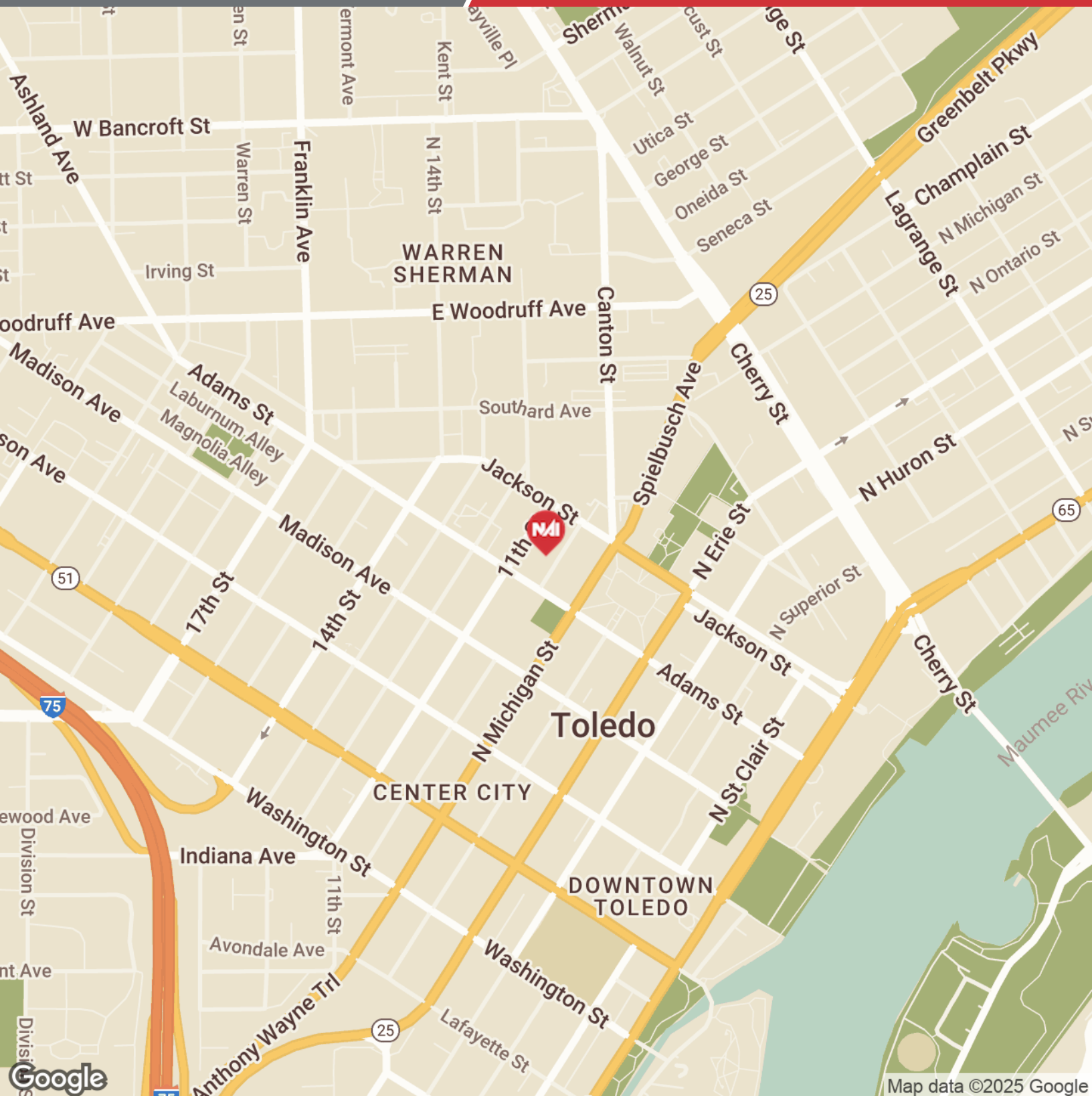


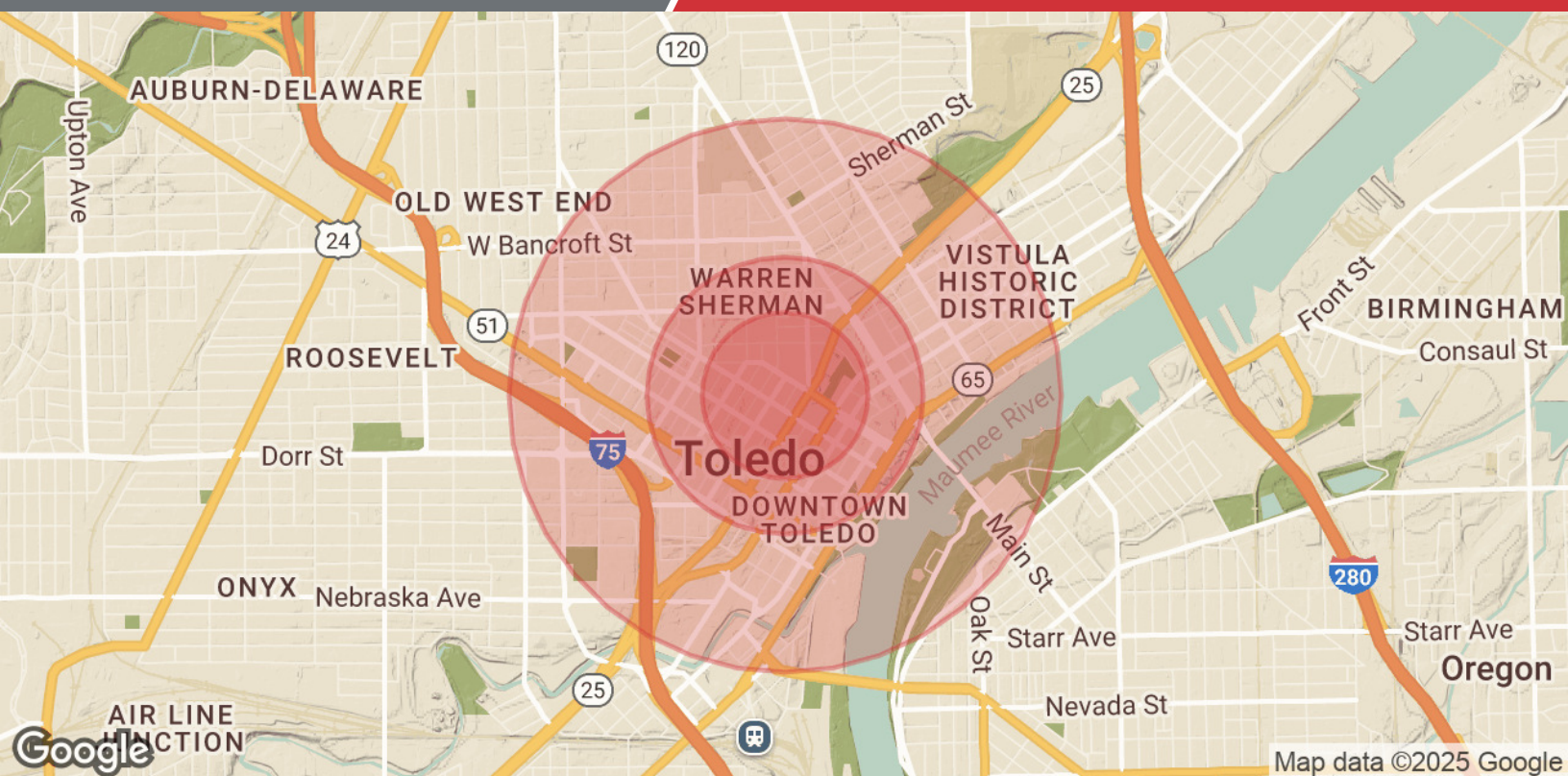


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	425	3,915	9,747
Average Age	41	38	37
Average Age (Male)	37	37	37
Average Age (Female)	46	39	38
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	135	1,999	4,846
# of Persons per HH	3.1	2	2
Average HH Income	\$15,030	\$27,726	\$31,112
Average House Value	\$62,556	\$98,760	\$107,627

Demographics data derived from AlphaMap