



5753 Main St

Sylvania, Ohio 43560

Property Overview

Located in thriving Downtown Sylvania, Ohio on Main Street north of Monroe Street. This TRIPLEX MULTIFAMILY offering is part of the Sylvania Red Bird entertainment and DORA Area. One mile to US 223/I-475. Just south of the Michigan border. Close to retail, restaurants and healthcare. Large flat lot on West side of Main Street. Surface parking and 3 car garage.

THIS TRIPLEX IS PART OF A FAMILY PORTFOLIO - CAN BE SOLD INDIVIDUALLY OR WITH THE OTHER ASSETS SHOWN ON PAGE 4. TITLE WORK STARTED AT LOUISVILLE TITLE

Property Highlights

- Triplex investment property
- 2 - 1 bed/1 bath units and 1 - 2 bed/1 bath unit
- 3 car garage and large surface parking
- Walkable to many amenities - retail, restaurants and entertainment
- Sylvania Schools

Offering Summary

Sale Price:	\$279,900
Building Size:	2,092 SF
Lot Size:	.43 acres

For More Information



Stephanie Kuhlman

O: 419 960 4410 x315 | C: 419 351 1146
skuhlman@naitoledo.com

Sale Price	\$279,900
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Location Information

Street Address	5753 Main St
City, State, Zip	Sylvania, OH 43560
County	Lucas
Market	Toledo
Sub-market	Sylvania
Cross-Streets	Main St and Erie St

Building Information

Building Size	2,092 SF
Tenancy	3 Units
Number of Floors	2
Year Built	1870

Rent Roll & Financials

Rent Roll and financial information will be provided to interested parties after execution of an NDA and proof of qualification.

Rent Roll & Financials

Showings on residential units will be performed as part of due diligence upon an accepted offer

Property Information

Property Type	Triplex
Zoning	B-3
Lot Size	17,272 SF
APN #	82-03531
Lot Frontage	80 ft
Lot Depth	231 ft
Parking:	3 Car Garage plus surface
School System:	Sylvania Schools

Amenities
 Triplex investment property
 2 - 1 bed/1 bath units and 1
 - 2 bed/1 bath unit
 3 car garage and large
 surface parking
 walkable to many amenities -
 retail, restaurants and
 entertainment
 Sylvania Schools

Utilities & Amenities

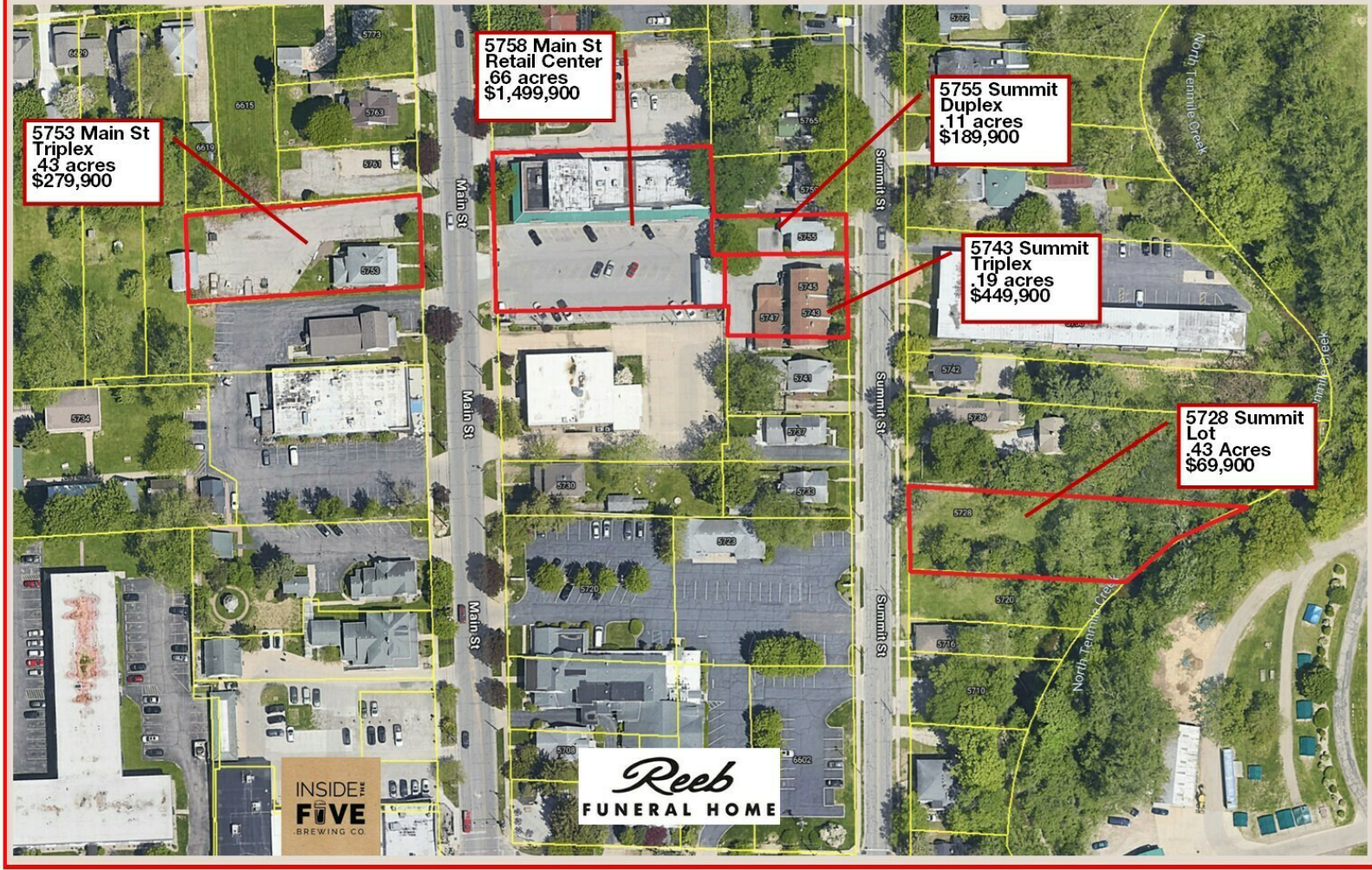
Gas	Columbia Gas
Electricity	Toledo Edison
Water	Sylvania Water & Sewer

Taxes

Taxes 2026	\$3,747.58
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Downtown Sylvania Portfolio



THIS TRIPLEX IS BEING OFFERED INDIVIDUALLY OR AS PART OF THE LARGER FAMILY PORTFOLIO. ALL PROPERTIES IN THIS PORTFOLIO ARE ZONED B-3 FOR FUTURE COMMERCIAL REDEVELOPMENT

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

B-3 Central Business District

- 1139.01 Purpose.**
- 1139.02 Location.**
- 1139.03 Permitted uses.**
- 1139.04 Residential uses.**
- 1139.05 Performance standards.**
- 1139.06 Yard requirements.**
- 1139.07 Maximum height.**
- 1139.08 Maximum building size.**
- 1139.09 Transparency.**
- 1139.10 Doors and entrances.**
- 1139.11 Off-street loading.**
- 1139.12 Signs.**
- 1139.13 Facade lighting.**

CROSS REFERENCES

- Business defined - see P. & Z. 1101.19
- Rules for interpretation of district boundaries - see P. & Z. 1113.06
- Conformance with district regulations - see P. & Z. 1115.02
- Off-street loading - see P. & Z. Ch. 1159
- Yards, projections and height exceptions - see P. & Z. Ch. 1161

1139.01 PURPOSE.

This District comprises the downtown section of the City which is called the B-3 Central Business District. Here are concentrated activities which have primarily a City-wide function; namely large stores offering comparison shoppers' goods, specialty stores, business services, banks, offices, theaters, hotels and government buildings. The use of land is intensive, which is one of the main determinants of the vitality of the B-3 Central Business District. It is the purpose of these regulations to encourage such intensity of use and to exclude activities which have a negative effect upon the proper functioning of the B-3 Central Business District.

1139.02 LOCATION.

The B-3 Central Business District applies to the downtown area of Sylvania as more specifically identified on the Official Zoning Map.

1139.03 PERMITTED USES.

Uses permitted in the B-3 District shall be as follows:

- (a) Accessory uses, provided that no accessory buildings shall be located in any required yard.
- (b) Art Education Facility, Private
- (c) Bars, cocktail lounges or any business serving alcoholic beverages.
- (d) Cabinet shop conducted wholly within an enclosed building.
- (e) Commercial parking lots and garages.
- (f) Copy or Business Center
- (g) Cultural Centers and Museums
- (h) Educational facilities, elementary school
- (i) Educational facilities, high school
- (j) Educational facilities, junior high school
- (k) Educational facilities, nursery school or preschool
- (l) Entertainment Facility, Commercial
- (m) Funeral homes.
- (n) Home Occupations
- (o) Hotels
- (p) Hotels, Extended Stay
- (q) Live/Work Areas
- (r) Lodges and fraternal organizations.
- (s) Medical pharmacy limited to medical type merchandise only.
- (t) Microbrewery
- (u) Multiple dwellings.
- (v) Offices and activities of an office nature including banks, doctors' and dentists' offices and clinics and other professional and business offices.
- (w) Outdoor Retail Operations (temporary and subject to Zoning Administrator approval.)
- (x) Parks, playgrounds and community buildings owned or operated by public agencies.
- (y) Personal service businesses including barber shops, beauty parlors, shoe repair shops, laundry and dry cleaning pick-up stations, photography studios and similar businesses meeting the purpose and performance characteristics of this District.
- (z) Print shop.
- (aa) Restaurant
- (bb) Restaurant, with outdoor customer dining area
- (cc) Retail bakeries.
- (dd) Retail sales establishments

- (ee) Sales rooms.
- (ff) Sidewalk Café
- (gg) Single-family dwellings, attached
- (hh) Single-family dwellings, detached
- (ii) Single-family dwellings, in a mixed use building.
- (jj) Special uses as indicated in Chapter 1153.
- (kk) Two-family dwellings.
- (ll) Utility facilities necessary for local service to the adjacent area.
- (mm) Wine Bar

1139.04 RESIDENTIAL USES.

No dwelling in a B-3 Zoning District shall have less than 750 square feet of floor area and the total number of dwelling units may not exceed 20 per gross acre of land.

1139.05 PERFORMANCE STANDARDS.

The following rules shall apply to all uses in this District, except that legal nonconforming uses may continue at the same performance level at which they operated before they became nonconforming in relation to this Zoning Ordinance:

- (a) All uses and activities shall be inside buildings, with no outside storage or activity allowed, except for outside dining and other uses expressly allowed.
- (b) There shall be no noise carrying beyond a lot upon which a business is located, except for normal car and pedestrian activity.
- (c) No uses may include drive through window service

1139.06 YARD REQUIREMENTS.

No yards are required in the in the B-3 District. However, whenever a parcel, or parcels under common ownership are zoned B-3 and have frontage on the north side of Monroe Street, or along Main Street between Maplewood Ave., and Monroe Street, the yard requirement shall be such that no building may be located more than twelve feet from the right of way line. Further, no off-street parking lot, or individual off-street parking space may be located closer to the right-of-way line than ten feet and the area between parking spaces and the right-of-way shall be landscaped in accordance with requirements defined in Chapter 1160.

1139.07 MAXIMUM HEIGHT.

No building or structure shall be erected or enlarged to exceed sixty feet in height. (See Chapter 1161 for height exceptions.)

1139.08 MAXIMUM BUILDING SIZE.

No maximum building size exists, but any building that includes a ground floor size of more than 15,000 square feet, or continuous façade that is greater than 75 feet in length, shall be designed with more than one entrance and shall incorporate measures to mirror the scale and appearance of other downtown buildings. Adopted design guidelines may address this issue more fully with illustrated examples.

1139.09 TRANSPARENCY.

A minimum of 60 percent of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas. The bottom of any window or product display window used to satisfy this transparency standard may not be more than 4 feet above the adjacent sidewalk.

1139.10 DOORS AND ENTRANCES.

Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

1139.11 OFF-STREET LOADING.

Off-street loading facilities shall be as provided in Chapters 1157 and 1159.

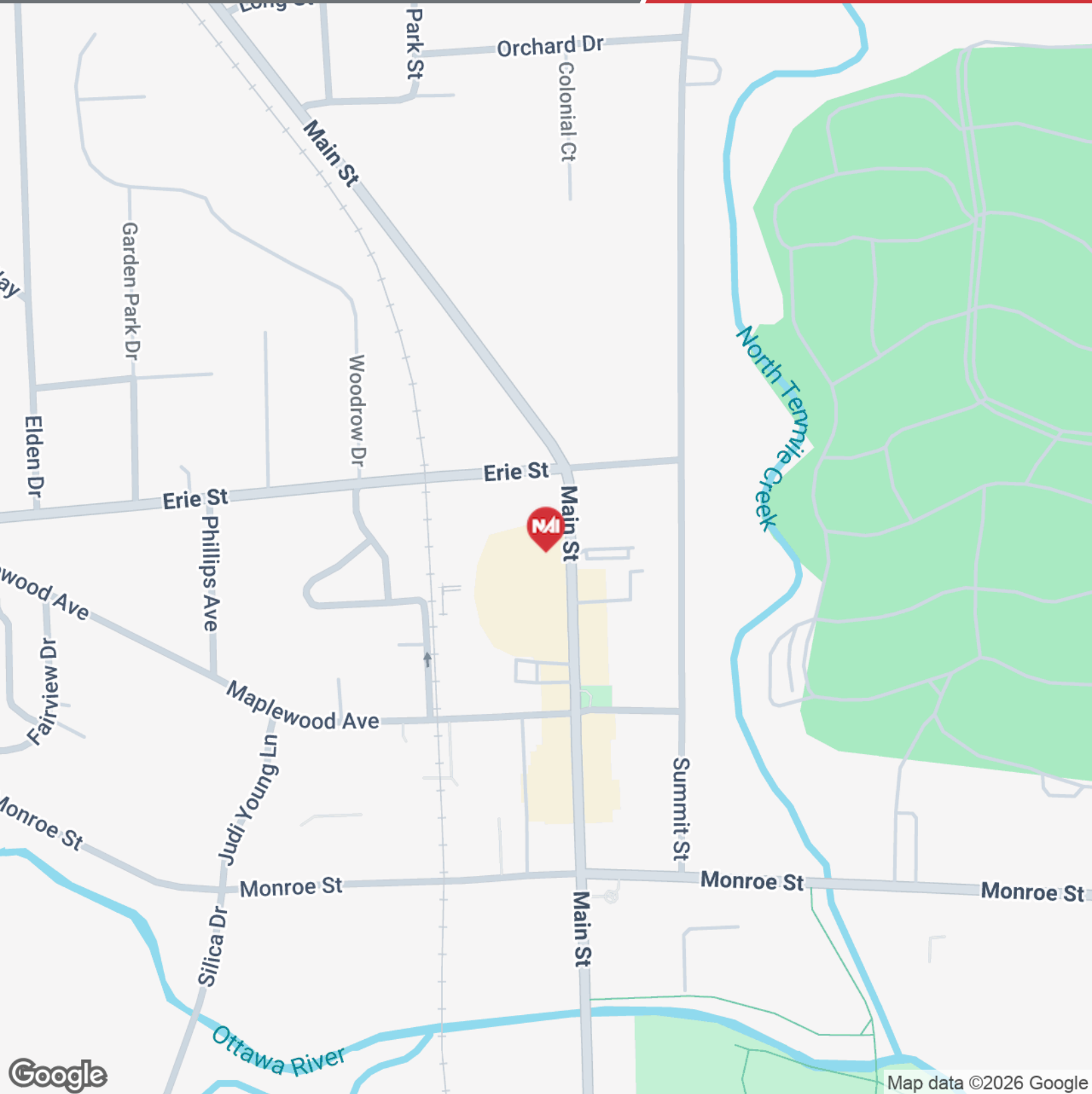
1139.12 SIGNS.

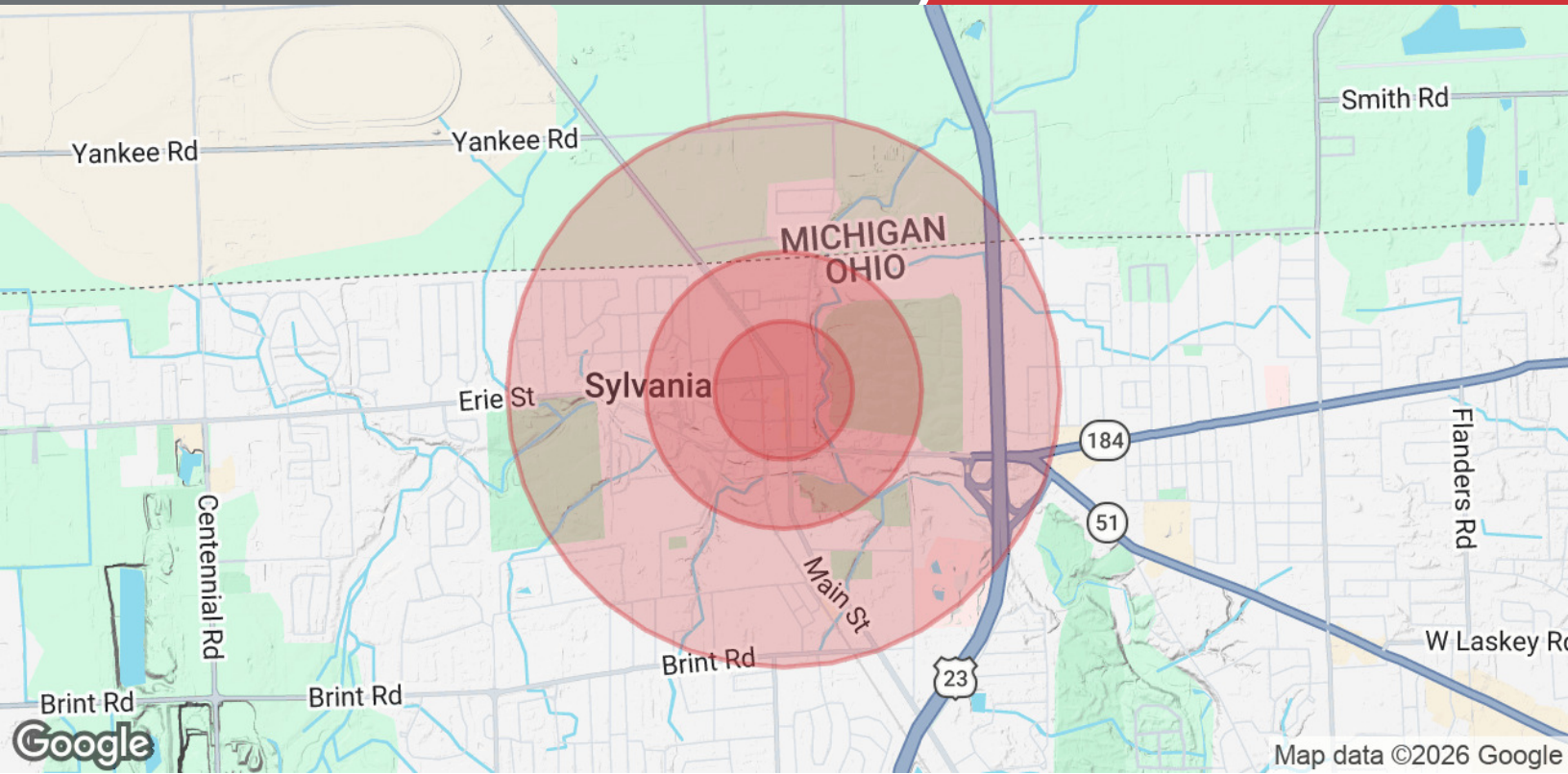
Signs must conform to requirements defined in Chapter 1166 (Sign Regulations.)

1139.13 FACADE LIGHTING.

Illuminated tubing shall be permitted in B-3 Central Business District. Provided, however, that such illuminated tubing shall not be permitted on a facade that faces a bordering residential zoning classification. (Ord. 25-2013. Passed 5-6-13.)







Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	441	1,769	6,263
Average Age	36.6	38.2	37.4
Average Age (Male)	29.1	32.1	32.9
Average Age (Female)	43.5	45.7	44.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	169	685	2,427
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$90,500	\$96,279	\$106,293
Average House Value	\$213,367	\$214,156	\$215,399

2023 American Community Survey (ACS)