



20 S. Ontario St.

Toledo, Ohio 43604

Architectural Artifacts Building

Property Highlights

- 19,800 SF historical building located in the Warehouse District of Toledo, Ohio
- Zoned for Downtown Commercial
- Restaurants, businesses, entertainment, the Toledo Mud Hens baseball & the Toledo Walleye hockey stadiums within walking distance
- Over \$2 billion invested in downtown redevelopment, including the \$70M Glass City Center
- Surrounded by renovated condos, new parks, and the Riverwalk
- Flexible opportunity for retail, dining, grocery, lofts, office, or light industrial use
- Features original wood beams, wood floors, and an open floor plan ready for customization
- ***Inquire about business purchase opportunity***



Offering Summary

Sale Price:	\$799,000
Building Size:	19,800 SF
RE Taxes:	\$2467.31

For More Information

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Sale Price	\$799,000
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Location Information

Street Address	20 S. Ontario St.
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Downtown Toledo
Sub-market	Warehouse District
Road Type	Paved
Nearest Highway	I-475 & I-75
Nearest Airport	Detroit Metro and Toledo Express

Building Information

Building Size	19,800 SF
Building Class	C
Tenancy	Single
Ceiling Height	12.5 ft
Number of Floors	2
Average Floor Size	6,600 SF
Year Built	1877
Construction Status	Existing
Condition	Average
Roof	Flat rubber roof 30 years old
Number of Buildings	1
Floor Coverings	Original hard wood double planked

Property Information

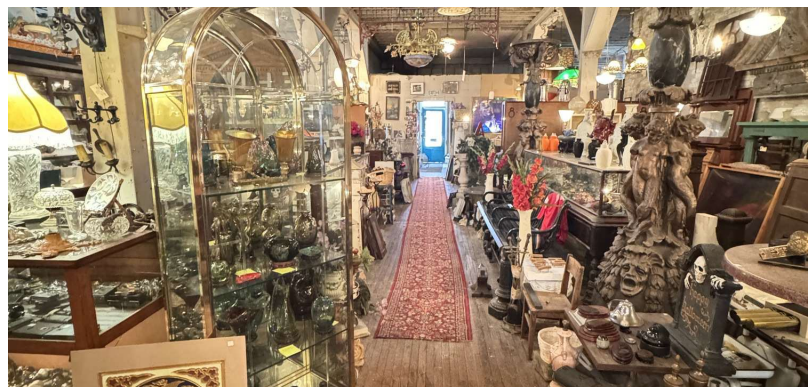
Zoning	10-CD - Downtown Commercial
Lot Size	0.168 Acres
APN #	1216297
Lot Frontage	60 ft
Lot Depth	120 ft
Environmental Issues	Phase 1 completed

Parking & Transportation

Street Parking	Yes
Parking Type	Surface

Utilities & Amenities

Handicap Access	No
Elevators	1 - Freight
Restrooms	4 - single stall
Electric	Toledo Edison
Water/ Sewer	City of Toledo
Power	3-phase 400 AMP floors seperately metered







THE GLASS CITY
RIVERWALK



3 BLOCK RADIUS | KEY STATISTICS

FIFTH THIRD FIELD + HENSVILLE | 500,000 ANNUAL VISITORS

HILTON GARDEN INN & HOMEWOOD SUITES | 350 HOTEL ROOMS

GLASS CITY RIVERWALK | COMING SUMMER 2023

GLASS CITY CONVENTION CENTER | 200,000 ANNUAL VISITORS

TOLEDO JEEP FEST | 70,000 ANNUAL VISITORS

PROMEDICA SUMMER CONCERT SERIES | 60,000 ANNUAL VISITORS

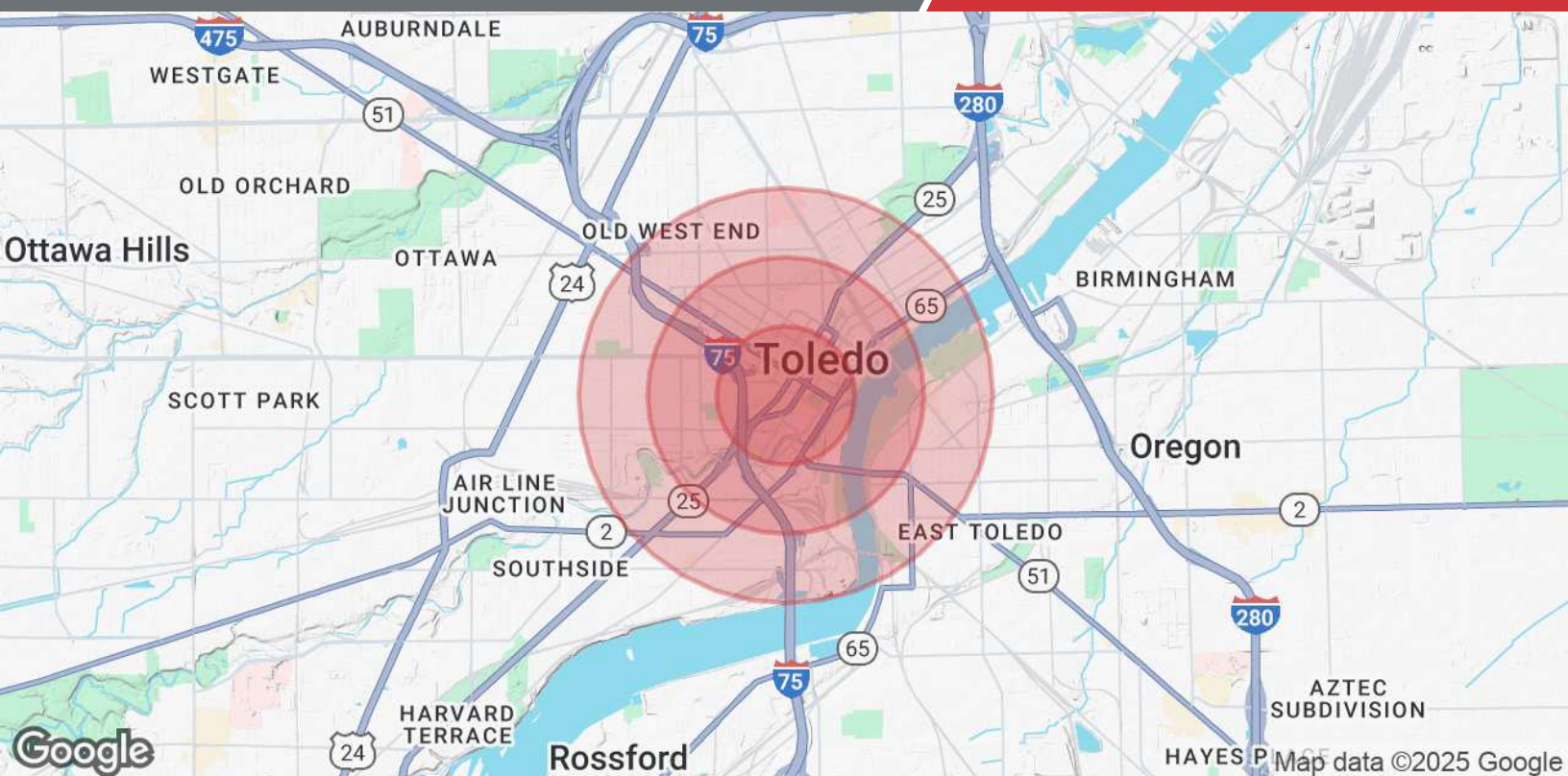
HUNTINGTON CENTER | 450,000 ANNUAL VISITORS

VALENTINE THEATRE | 67,000 ANNUAL VISITORS

IMAGINATION STATION | 200,000 ANNUAL VISITORS

RENAISSANCE HOTEL | 250 HOTEL ROOMS

PROMEDICA HEADQUARTERS | OWENS CORNING HEADQUARTERS



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,255	8,821	22,570
Average Age	37	37	37
Average Age (Male)	36	37	37
Average Age (Female)	38	37	38
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,182	4,355	10,159
# of Persons per HH	1.9	2	2.2
Average HH Income	\$37,298	\$37,015	\$38,835
Average House Value	\$152,651	\$111,413	\$95,511

Demographics data derived from AlphaMap