

232 10TH STREET
TOLEDO, OHIO 43604

APARTMENT BUILDING FOR SALE
3,180 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

3 RESIDENTIAL UNITS

GENERAL INFORMATION

Sale Price:	\$375,000
Number of Units:	3
Building Size:	3,180 square feet
Number of Stories:	2 plus lower level
Year Constructed:	1897 – renovated in 1986 (including all mechanicals)
Condition:	2 units – excellent 1 unit – fair
Lot Size:	0.04 acres (20' x 100')
County:	Lucas
Zoning:	Downtown Commercial
Parking:	3 spaces + street parking
Curb Cuts:	1 – Michigan Street cross- easement agreement with adjacent parcel



For more information, please contact:

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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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BUILDING SPECIFICATIONS	
Exterior Walls:	Brick and dryvit
Structural System:	Brick and wood
Roof:	Shingle
Floor Coverings:	Hardwood and carpet
Ceiling Height:	9'
Basement:	Yes, lower-level half finished
Heating:	Gas forced air
Air conditioning:	Central
Power:	200 amp/240V/3 phase
Lighting:	Skylights or abundant natural light, recessed and fluorescent. Open sky-lit atrium stairwell.
Restrooms:	2 – per unit
Security System:	Yes
Sprinklers:	Yes
Recent Major Maintenance:	Numerous updates throughout property

BUILDING INFORMATION	
Current Occupant:	Residential tenants
Occupancy Date:	Upon closing
Sign on Property:	Yes
Showing Instructions:	Arrange tours thru listing agent

BUILDING UNIT INFORMATION		
Unit Type	# Of Units	Unit SF
1 bed, 2 bath	3	Varies
Financials and rent roll available on request.		

2025 REAL ESTATE TAXES	
TD:	15
Parcel Number:	49667
Total Annual Taxes:	\$4,399.28

Comments:

- 2 finished upper-level apartments, former Airbnb, with separate entrance for 2nd floor.
- Lower basement level is a half-finished apartment unit.
- Pella windows.
- Exposed brick and ductwork.
- Second floor has balcony.
- Convenient to CBD, library, courthouse and other businesses including law and engineering firms.

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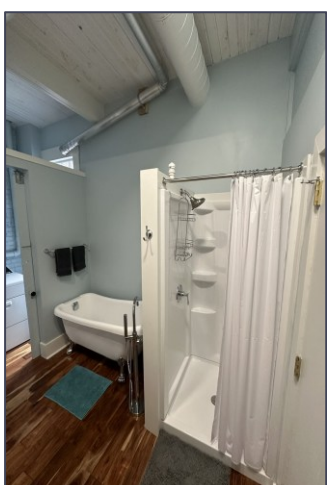
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TRAFFIC COUNTS (TWO-WAY)

1,750	11 th Street
4,200	Jefferson Avenue
2,600	Madison Avenue
7,592	Michigan Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,939	\$34,833
3 MILE	96,170	\$45,403
5 MILE	205,856	\$57,236

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