

3436 GRANITE CIRCLE
TOLEDO, OH 43617 (SYLVANIA TOWNSHIP)



SIGNATURE ASSOCIATES
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FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE CONDOMINIUM FOR SALE
3,173 Square Feet Available

FORMER MEDICAL OFFICE SPACE



GENERAL INFORMATION

Sale Price:	\$525,000
Space Available:	3,173 sf – Unit C
Building Size:	11,840 sf
Number of Stories:	1
Year Constructed:	1997, remodeled 2017
Condition:	Great
Acreage:	1.11 acres per AREIS
Closest Cross Street:	Central Avenue
County:	Lucas
Zoning:	M-2
Parking:	60 spaces (shared)
Curb Cuts:	1
Street:	2 lane



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

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7150 Granite Circle, Suite 200
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AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Pre-engineered
Roof:	Pitched shingles (replaced 2023)
Floors:	Concrete
Floor Coverings:	Carpet/LVP
Ceiling Height:	10' – 12'
Heating:	GFA (2 units)
Air Conditioning:	Central air (2 units)
Power:	400 amps, 220V
Restrooms:	4 – 1 men's, 1 women's, 1 unisex, & 1 staff
Security System:	Yes
Sprinklers:	Yes
Signage:	Facade

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately
Other Occupants:	Cooper-Smith Advertising
Sign on Property:	Yes
Showing Instructions:	Lockbox

2025 REAL ESTATE TAXES

TD:	79
Parcel:	09862
Assessor Number:	30332023
Total Annual Taxes:	\$37,683.60*

* Taxes are calculated for the whole parcel.

* TBD on split. Would be approximately 1/3 of total tax bill.



Comments:

- Former medical space
- Sylvania Township office space
- 2 miles to US 23/ I 475 on/off ramp via Central Avenue

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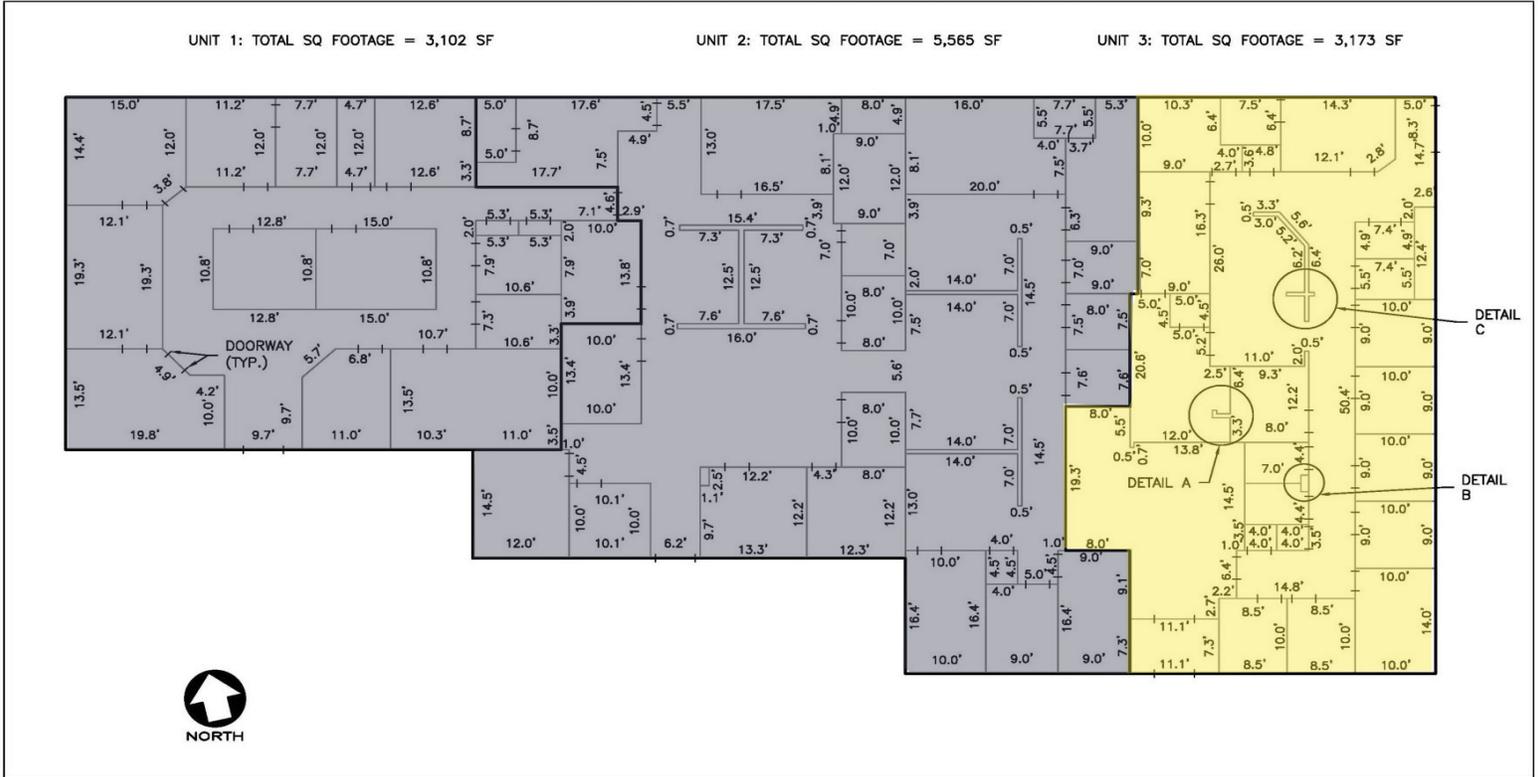
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Building Floorplan

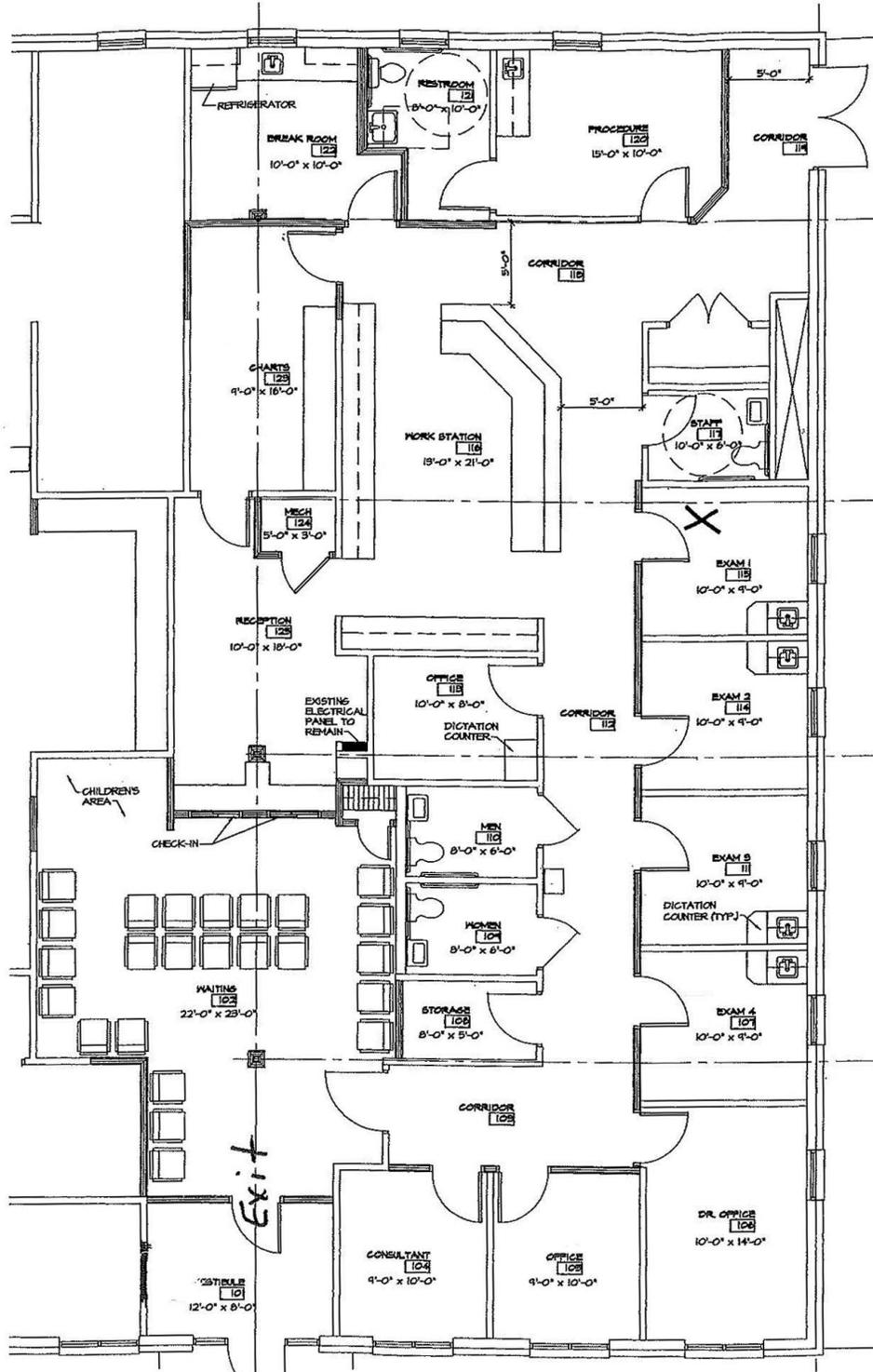


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Unit Floorplan



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TRAFFIC COUNTS (TWO-WAY)

31,821	W. Central Avenue
13,500	King Road
16,000	N. McCord Road

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,785	\$117,386
3 MILE	52,471	\$95,907
5 MILE	122,054	\$85,216



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