

**4354 MONROE STREET
TOLEDO, OH 43606**

COMMERCIAL BUILDING FOR SALE
3,625 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

WEST TOLEDO OFFICE WITH BILLBOARD INCOME



GENERAL INFORMATION

Sale Price:	\$275,000
Building Size:	3,625 sf
Number of Stories:	1
Year Constructed:	1949 – Remodeled 2000
Condition:	Good
Lot Dimensions:	Irregular
Acreage:	0.15
Closest Cross Street:	Between I-475 and Garrison
County:	Lucas
Zoning:	Regional Commercial
Parking:	8 +/- spaces + street parking
Curb Cuts:	1 on Monroe Street; 1 on Groveland
Street:	4 lane, 2 way with center turn lane



For more information, please contact:

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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Wood and brick
Structural System:	Block and steel
Roof:	Flat rubber – replaced in 2008
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air – replaced in 2008
Air Conditioning:	Central
Power:	2 – 200 amps panels
Restrooms:	3
Overhead Doors:	1 – 8' x 8'
Security:	Alarm system and cameras
Sprinklers:	No
Signage:	On awning and billboard

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Showing Instructions:	Contact broker

2025 REAL ESTATE TAXES

TD:	07
Parcel Number:	04484
Assessor Number:	03-287-002
Total Annual Taxes:	\$7,523

Comments:

- Well-maintained office building with multiple potential uses.
- Lamar billboard income \$2,400 per year.
- Additional parking available on Groveland Road.

Building layout consists of:

- Lobby/admin area
- Kitchenette
- 8 offices with conference room
- Large staff lounge with sink
- Storage area (approx. 1,000 sq. ft.) with 8' overhead door



For more information, please contact:

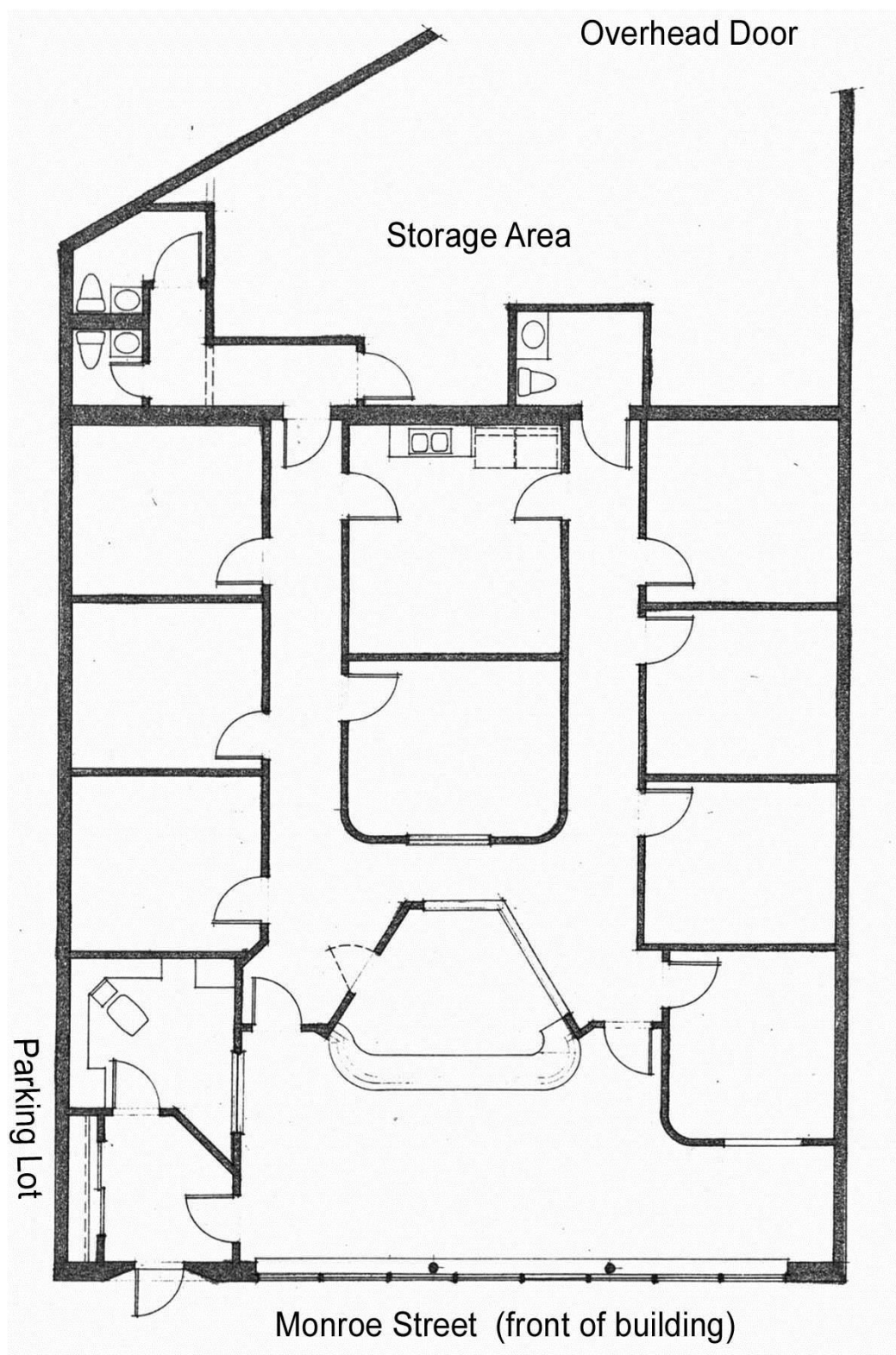
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Lobby/Waiting Area



Reception Area



Private Office



Kitchenette/Breakroom



Kitchenette/Breakroom



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TRAFFIC COUNTS (TWO-WAY)

17,547	Monroe Street
17,683	Douglas Road
76,300	I-475 Eastbound & Westbound

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	16,194	\$66,731
3 MILE	111,290	\$64,860
5 MILE	236,498	\$59,761



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