

336 BATAVIA STREET
TOLEDO, OHIO 43620

APARTMENT BUILDING FOR SALE
11,396 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

12 UNITS



THE CLARAVON BUILDING
12 UNIT APARTMENT BUILDING

GENERAL INFORMATION

Sale Price:	\$499,000
Number of Units:	12 w/potential 13 th efficiency
Building Size:	11,396 sf
Year Constructed:	1924
Condition:	Good
Lot Size:	0.23 acres
County:	Lucas
Zoning:	10-RM 36 Multi-family
Parking:	Small lot in rear and street
Curb Cuts:	1 lane – rear alley access



For more information, please contact:

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick/wood truss
Roof:	Rubber membrane
Floor Coverings:	Carpet/LVP
Basement:	Yes, mechanical and laundry
Heating:	Forced air (hot water works on loop system)
Air conditioning:	Window units
Hot Water Tank:	1 per unit, 1 for laundry
Recent Major Maintenance:	Numerous updates throughout property

APARTMENT HIGHLIGHTS

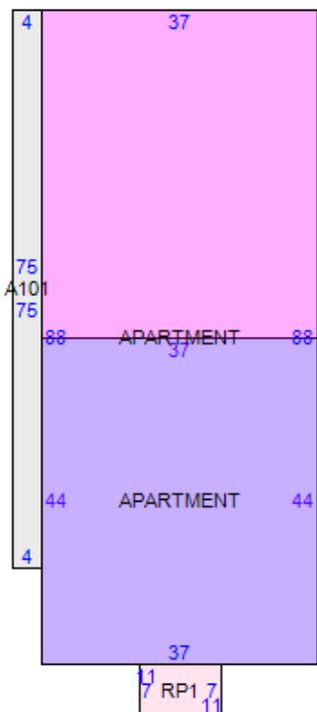
- 12 1 bed 1 bath units with a potential 13 th efficiency
- Coin Laundry on site (3rd party vendor)
- Upside available. Rents are below market

BUILDING UNIT INFORMATION

Unit Type	# Of Units	Unit SF
1 bed, 1 bath	12	Varies
Financials and rent roll available on request.		

2025 REAL ESTATE TAXES

TD:	10
Parcel Number:	07347
Total Annual Taxes:	\$15,970.79



Comments:

- Three story nicely maintained apartment building located near Old West End and Downtown Toledo.
- Various unit updates including HVAC/water heater, cosmetics and appliances.
- Grossing \$7,500 a month in rental income.
- Separate gas and electric meters for each unit (13 total).
- Updated electric with newer panels (100 amps).
- Plumbing has plastic drains.
- Fire suppression in basement.

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336 Batavia Street, Toledo, OH 43606

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RENT ROLL

Unit	Monthly Rent	Tenant Term
110	\$550.00	Rent increase to \$550 3/1
120	\$600.00	
130	\$550.00	Rent increase to \$550 3/1
140	\$550.00	Rent increase to \$550 3/1
210	\$750.00	VA pays \$550
220	\$600.00	plus pet fee of \$50.00
230	\$600.00	plus pet fee of \$50.00
240	\$550.00	
310	\$500.00	Rent increase paperwork submitted to LMHA for \$700 effective likely 4/1 or sooner
320	\$550.00	Rent increase to \$550 3/1
330	\$575.00	Rent increase to \$575 3/1
340	\$525.00	
B	Vacant	Used for storage and partially gutted for renovation
Total:	\$6,900/mo.	

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Fire control



3rd party laundry

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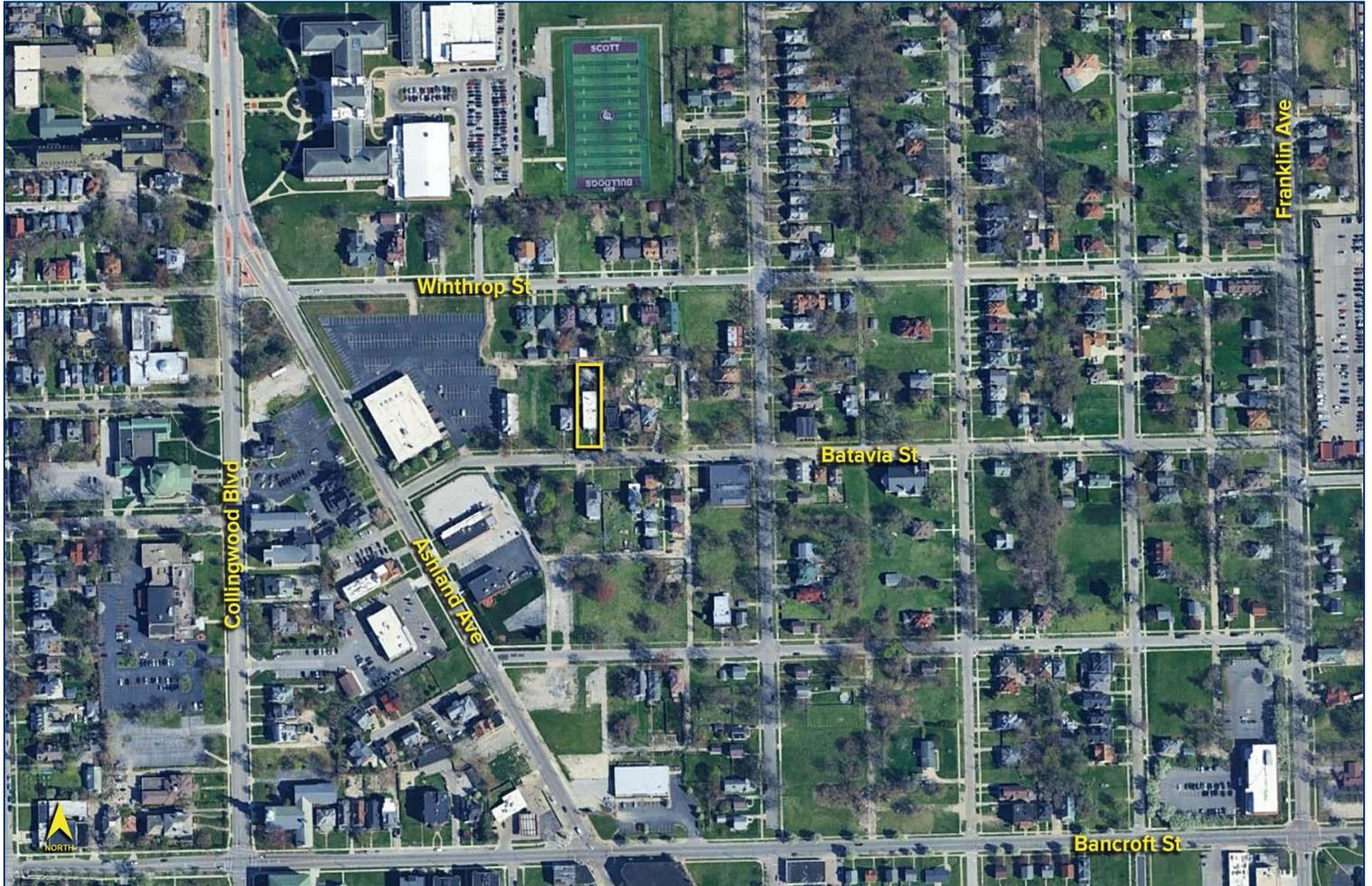
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TRAFFIC COUNTS (TWO-WAY)

1,900	Ashland Avenue
7,350	Collingwood Avenue
11,100	W. Bancroft Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	14,213	\$36,875
3 MILE	109,170	\$43,771
5 MILE	228,654	\$54,168

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