



AVAILABLE FOR SALE | MIXED-USE INVESTMENT PROPERTY

624 ADAMS STREET | TOLEDO, OH 43604

4,600 SF MIXED-USE INVESTMENT PROPERTY

rkcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



624 ADAMS STREET

Offering Summary

Sale Price:
\$519,000

Building Size:
4,600 SF

Year Built/Renovated:
1892/2021

Lot Size:
0.058 Acres

Price / SF:
\$112.83

Cap Rate:
TBD

Property Overview

- Fully leased mixed-use corner building in downtown Toledo
- Recently renovated (2019 / 2021)
- First-floor office / Second-floor residential
- Full basement
- Financials / rent-roll available upon qualified request
- On-street and surface lot parking nearby

Contact us for additional information!
rkgcommercial.com

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624 ADAMS STREET

Property Details

Building Class
B

County
Lucas

Tenancy
Multiple

Security
Yes

Heat System Description
Gas-Forced Air

Office Size
4,600 SF

Floor Composition
Hardwood

Restrooms
**Two (2) First Floor, Two
(2) Second Floor**

Zoning
CO - Office Commercial

Construction Description
Brick

Basement
Full Basement

Condition
Good

Submarket
CBD

Of Floors
2

Climate Controlled
Yes

Annual Real Estate Taxes
\$6,392.35





624 ADAMS STREET

Property Details

Annual Real Estate Taxes Per
SF
\$1.38/SF

Parcel Nos.
15-49067

Cross Streets
N. Erie Street

Utilities
Internet: Various
Power: Toledo Edison
Fuel: Columbia Gas
Water: City of Toledo











624 ADAMS STREET | TOLEDO, OH



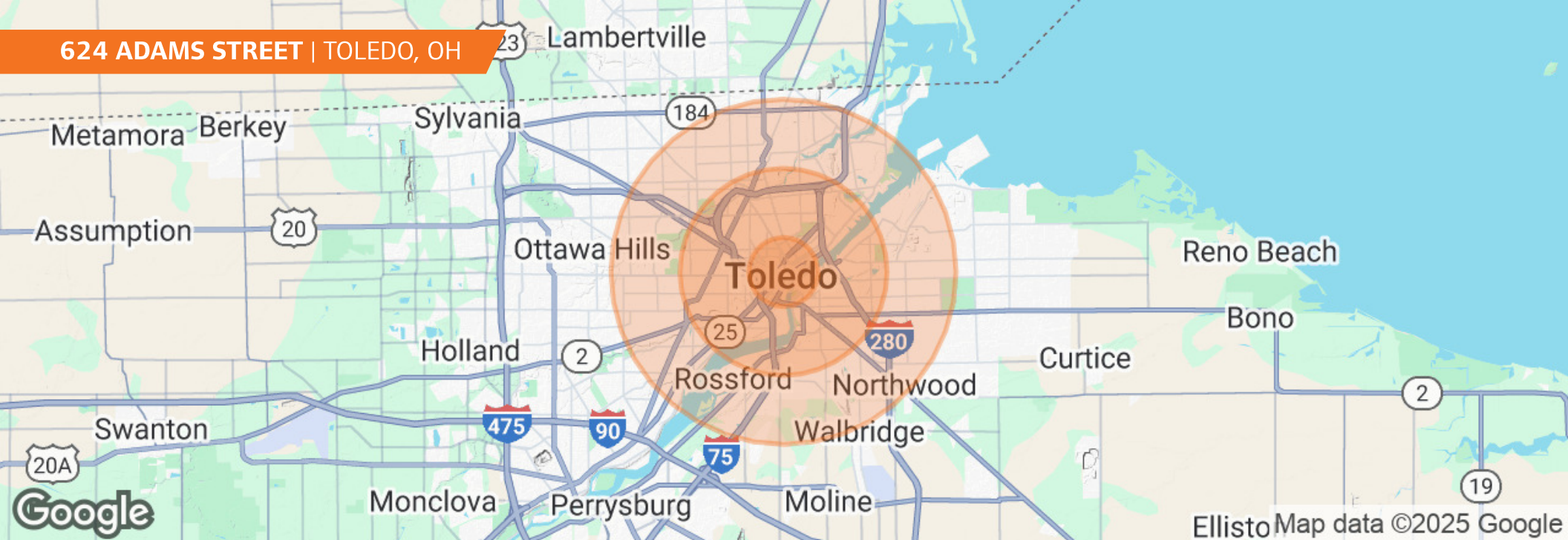


Why Choose Evergreen Law?

At Evergreen Law, our mission is to provide comprehensive legal guidance in family law to families in Ohio and Michigan during times of transition and need. Our deeply rooted values serve to ground our clients with a strong foundation of understanding, trust, and unwavering support. Whether you're navigating issues related to divorce, separation, child custody, visitation rights, grandparent's rights, or adoption in Ohio and Michigan, we are here to help you face life's challenges with confidence.

Our services branch outwards, encompassing every aspect of family law in Michigan and Ohio, including child support, spousal support, and modifications of court orders. We aim to protect and empower the individuals and families we serve, helping them grow and thrive no matter their circumstances.

We will be your steadfast partner—offering dependable, adaptable legal services, including prenuptial and post-nuptial agreements, to guide you through every season of life.

**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	12,271	106,997	232,216
Average Age	29.6	32.4	33.5
Average Age (Male)	29.9	30.0	31.7
Average Age (Female)	31.1	34.4	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,506	42,580	91,914
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$21,481	\$31,009	\$40,911
Average House Value	\$117,824	\$89,809	\$105,420

2020 American Community Survey (ACS)



624 ADAMS STREET

Location Benefits

- Located on the northeast corner of N. Erie Street and Adams Street, directly across the street from Lucas County Courthouse
- Adams Street Cafe, Ridge & River, Grindhrs coffee on the same block

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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK