



AVAILABLE FOR SALE | MIXED-USE INVESTMENT PROPERTY

**624 ADAMS STREET | TOLEDO, OH 43604**

**4,600 SF MIXED-USE INVESTMENT PROPERTY**

[rkgcommercial.com](http://rkgcommercial.com)

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





Contact us for additional information!  
[rkgcommercial.com](http://rkgcommercial.com)

624 ADAMS STREET

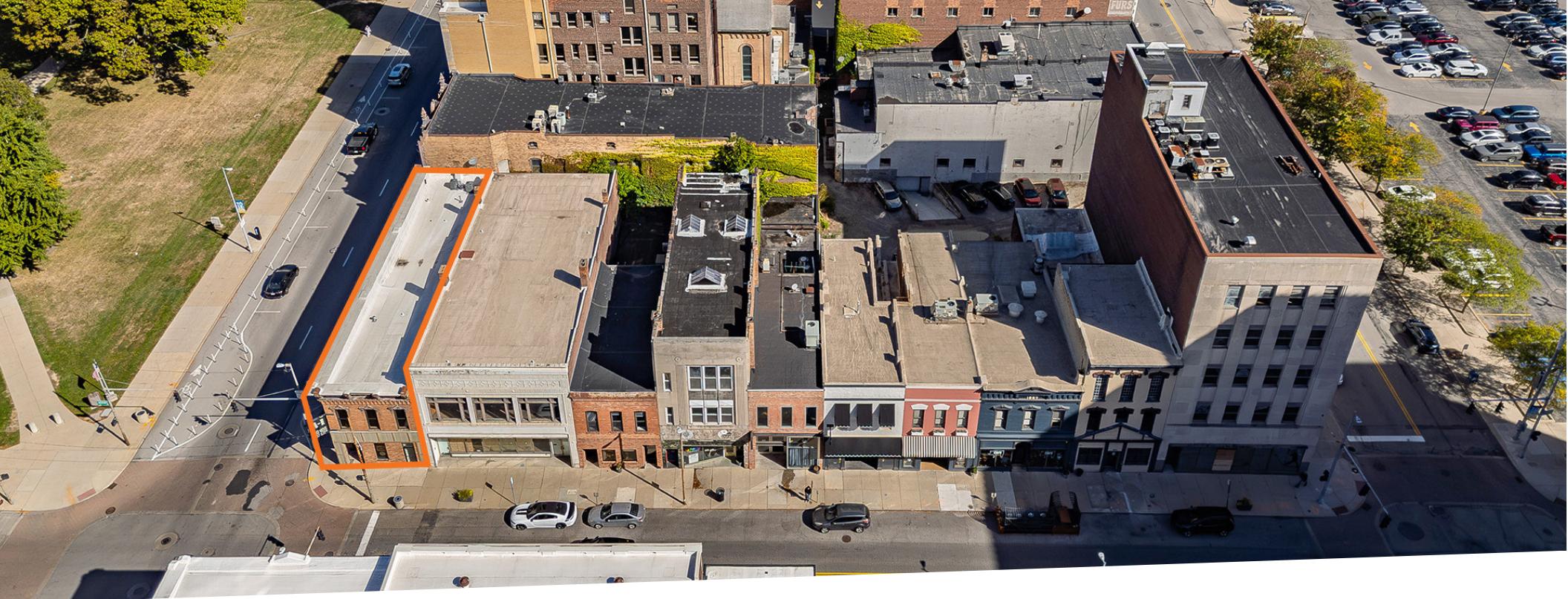
## Offering Summary

Sale Price:	Building Size:
<b>\$519,000</b>	<b>4,600 SF</b>
Year Built/Renovated:	Lot Size:
<b>1892/2021</b>	<b>0.058 Acres</b>
Price / SF:	Cap Rate:
<b>\$112.83</b>	<b>TBD</b>

### 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





624 ADAMS STREET

## Property Details

Building Class <b>B</b>	Heat System Description <b>Gas-Forced Air</b>	Zoning <b>CO - Office Commercial</b>	Submarket <b>CBD</b>
County <b>Lucas</b>	Office Size <b>4,600 SF</b>	Construction Description <b>Brick</b>	# Of Floors <b>2</b>
Tenancy <b>Multiple</b>	Floor Composition <b>Hardwood</b>	Basement <b>Full Basement</b>	Climate Controlled <b>Yes</b>
Security <b>Yes</b>	Restrooms <b>Two (2) First Floor, Two (2) Second Floor</b>	Condition <b>Good</b>	Annual Real Estate Taxes <b>\$6,392.35</b>





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



Ryan Miller | Senior Vice President | 419.794.3961 | [rmiller@rkgcommercial.com](mailto:rmiller@rkgcommercial.com)



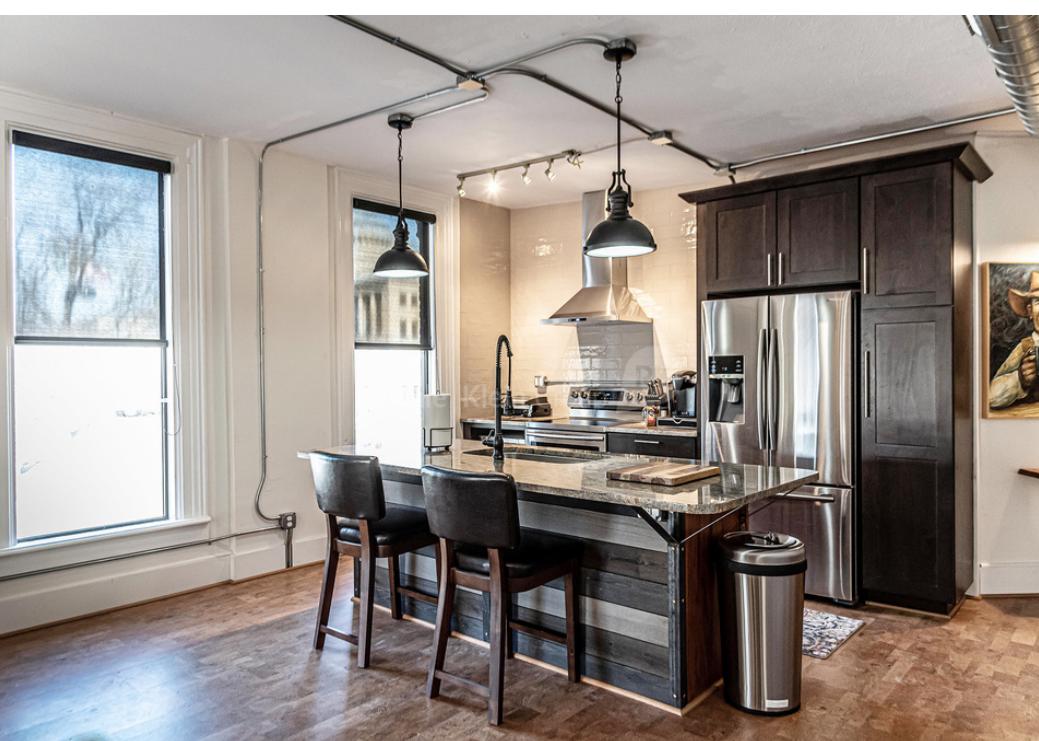
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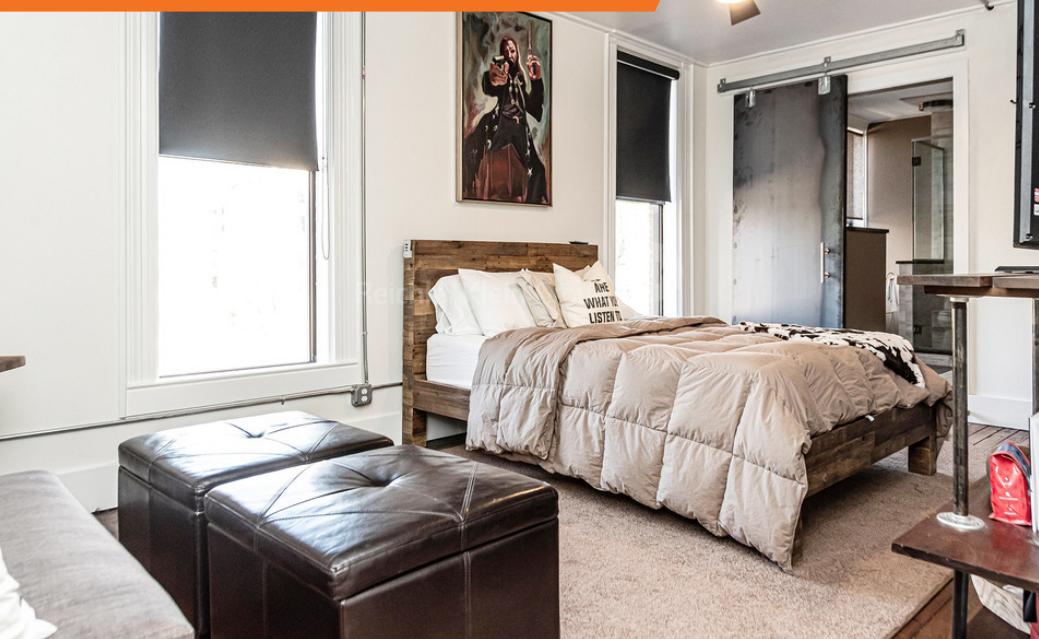
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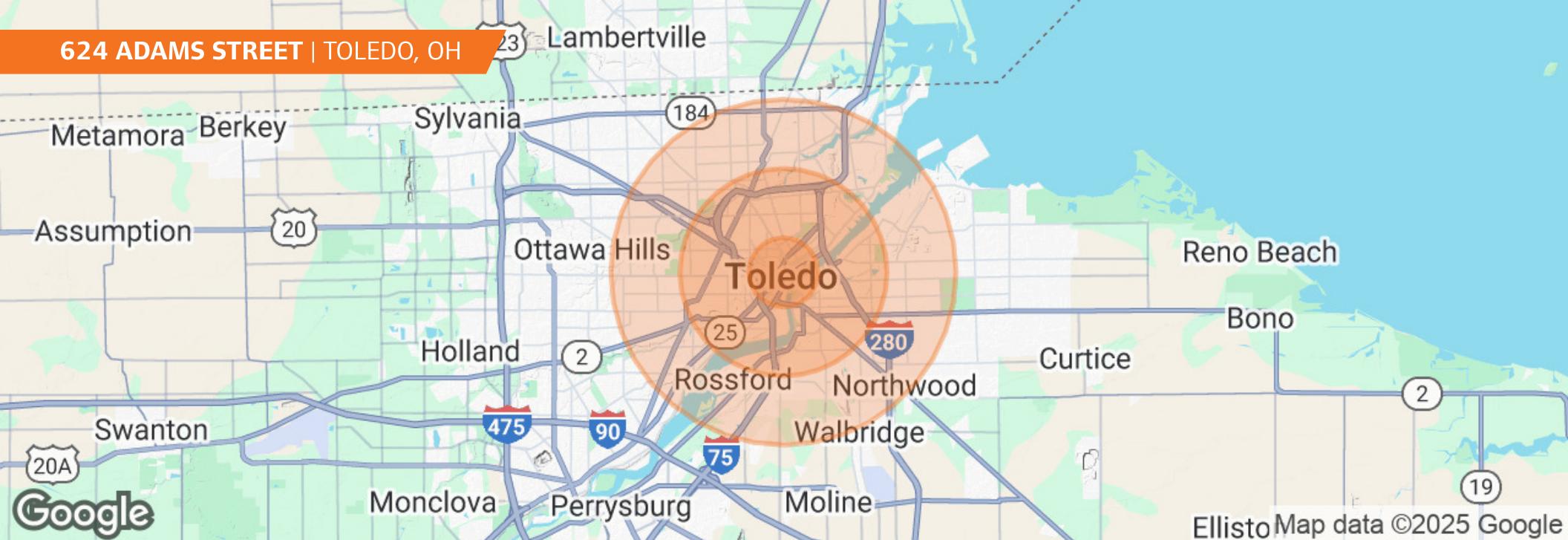


## Why Choose Evergreen Law?

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.



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**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)



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## 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

**RK**

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*Senior Vice President*

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One SeaGate, 26th Floor  
Toledo, OH 43604

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[rmiller@rkgcommercial.com](mailto:rmiller@rkgcommercial.com)

#### OUR PURPOSE

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

#### OUR VALUES

**Trust.  
Service with a Warrior Spirit.  
All in.**

RK