

2424 WOODVILLE ROAD
OREGON, OH 43616

OFFICE BUILDING FOR SALE
2,206 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$125,000
Building Size:	2,206 SF (+ 1,098 SF basement) *
Number of Stories:	2 + basement
Year Constructed:	1926, 1991 remodeled
Condition:	Great
Lot Dimensions:	50' x 134'
Acreage:	0.15 *
Closest Cross Street:	Glenross Blvd.
County:	Lucas
Zoning:	C-3
Parking:	Unmarked parking in front & rear
Curb Cuts:	1
Street:	4 lane, 2 way with center turn lane

(* Per AREIS)



For more information, please contact:

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(419) 367 4331 or (419) 249 6325
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200,
Toledo, OH 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Wood siding
Structural System:	Wood joist
Roof:	Shingle
Floors:	Wood
Floor Coverings:	Carpet & vinyl
Ceiling Height:	8' – 9'
Basement:	Yes
Heating:	GFA
Air Conditioning:	Central
Power:	100 amps
Restrooms:	1 per floor
Sprinklers:	No
Signage:	Pylon

2025 REAL ESTATE TAXES

TD:	44
Parcel Number:	66614
Assessor Number:	24313014
Total Annual Taxes:	\$2,318.02

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Showing Instructions:	Key available – contact brokers

Comments:

- Highly visible location on Woodville Road corridor
- Great for any professional office user
- Two floors with separate access entry points
- 1st floor consists of 1,204 sf and the 2nd floor consists of 1,002 sf
- 50' of frontage on Woodville Road
- 0.95 mile to I-280 on/off ramp via Woodville Road

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First Floor Office



First Floor Office



First Floor Office



Second Floor Office



Second Floor Conference Area



Second Floor Office Area

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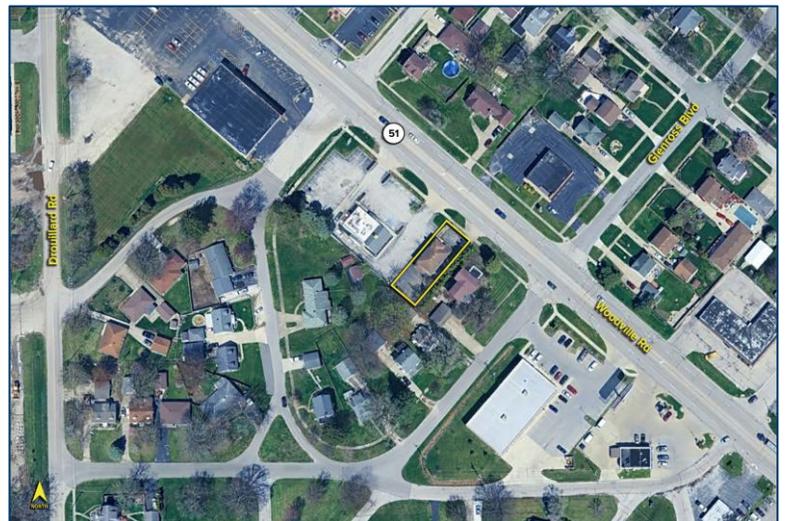


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,764	\$52,249
3 MILE	48,678	\$56,184
5 MILE	114,201	\$51,672

2024 TRAFFIC COUNTS (TWO-WAY)

10,319	Woodville Road
7,400	Wheeling Street
3,650	Curtis Road



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