

1401 W. CENTRAL AVENUE
TOLEDO, OHIO 43606

APARTMENT BUILDING FOR SALE
4,800 Square Feet Available



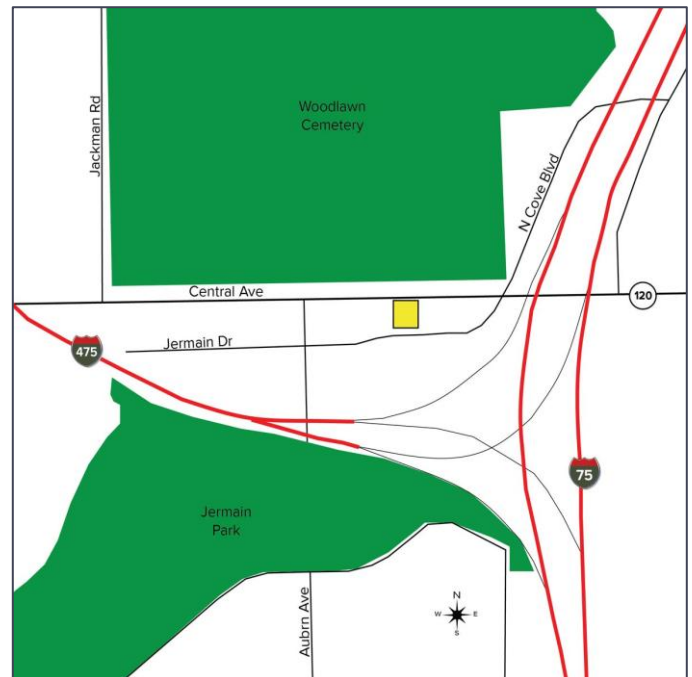
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$250,000
Number of Units:	Five
Building Size:	4,800 square feet
Year Constructed:	1972
Condition:	Good
Lot Size:	0.157 acres
County:	Lucas
Zoning:	RM-36 – Multi-family
Parking:	Front & rear
Curb Cuts:	One



For more information, please contact:

ZACK LIBER, SIOR
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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APARTMENT HIGHLIGHTS

- Approximately \$20,000 NOI. Sign NDA for details
- Unit sizes are approximate
- Near Toledo Hospital, Dana and University of Toledo

BUILDING UNIT INFORMATION

Unit Type	# Of Units	Unit SF	Unit Total SF
One Bedroom	5	800	4,000 Rentable SF: 4,000

LEASE INFORMATION

Unit	Monthly Rent	Unit SF	Tenant Term
#1	\$525	800	5+ years
#2	\$650	800	1+ years
#3	\$500	800	5+ years
#4	\$500	800	5+ years
#5	\$600	800	3+ years
Total:	\$2,775/mo.	4,000	

Recent Renovations:

Q2 2021:

- New roof

Q4 2023:

- Unit 2 - full rehab

Q1 2024:

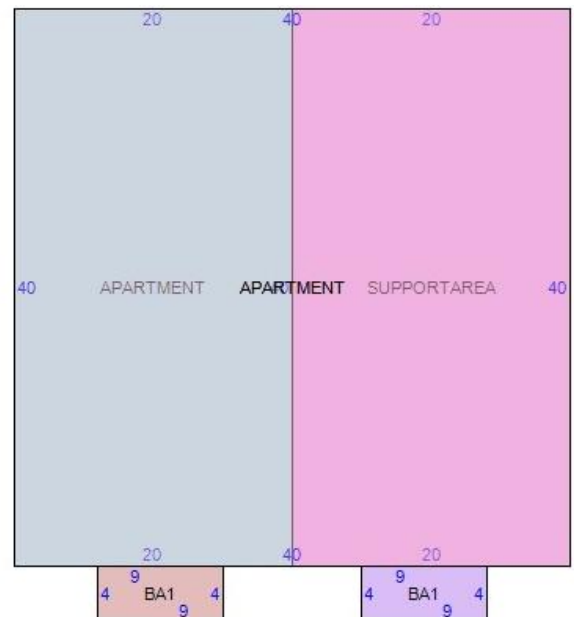
- Pipes jetted in basement
- Various new HVAC and appliances

2025 REAL ESTATE TAXES

TD:	16
Parcel Number:	34267
Assessor Number:	04214029
Total Annual Taxes:	\$4,368.81

BUILDING SPECIFICATIONS

Exterior Walls:	Brick/frame
Structural System:	Block
Roof:	Asphalt shingle
Floor Coverings:	Carpet/tile
Basement:	Yes
Heating:	Gas forced air
Air conditioning:	Central
Hot Water Tank:	1 per unit, 1 for laundry
Recent Major Maintenance:	Numerous updates throughout property



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