

241 SUPERIOR STREET
TOLEDO, OH 43604

OFFICE BUILDING FOR SALE OR LEASE
12,600 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

OPPORTUNITY ZONE



PRICE REDUCED

GENERAL INFORMATION

Sale Price:	\$895,000
Lease Rate:	\$10.50/SF plus in-suite janitorial, gas & electric
Space Available:	Entire building plus basement is available
Building Size:	12,600 SF (approx. 4,200 SF per floor) *
Number of Stories:	3 – 3 finished floors, attic and basement
Year Constructed:	1927
Condition:	Excellent – very well maintained.
Lot Dimensions:	39' 7" x 120'
Acreage:	0.105 acres
Closest Cross Street:	Madison Avenue
County:	Lucas
Zoning:	Downtown Commercial
Parking:	Street
Curb Cuts:	None
Street:	2 lane, 2 way



* Lucas County AREIS gross building area = 23,600 SF

For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Exterior Walls:	Sandstone façade with granite/stucco and brick
Structural System:	Block & steel
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet, tile and terrazzo
Ceiling Height:	9'
Basement:	Yes – sprinklered & storage available
Attic:	Yes – sprinklered
Heating:	(3) Gas fired boiler
Air Conditioning:	Central
Power:	3 phase, 240V, 600 AMP
Restrooms:	Per suite – see floor plans (plumbing in basement)
Security System:	Per suite
Sprinklers:	Yes
Signage:	Façade

BUILDING INFORMATION

Current Occupants:	See floor plans – Tenants are month to month.
Occupancy Date:	Closing or at lease execution
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	In-suite janitorial, gas, and electric

2019 REAL ESTATE TAXES

TD:	12
Parcels:	15118
Assessor Number:	01-059-005
Total Annual Taxes:	\$9,570.09

Comments:

- The Huntington Center is the immediate neighbor.
- Surrounded by parking garages, surface lots and street parking.
- Floors and stairwell in first floor entry are terrazzo.
- Each floor is separately metered for gas and electric.
- Total net income after all expenses is approximately \$85,000.
- Total operating expenses are approx. \$32,000.
- A detailed income and expense statement is on file available with an acceptable Letter of Intent and/or Purchase Agreement.

Major Renovations Completed:

- 1st floor separate electric heating and cooling system. located in the ceiling.
- 2nd and 3rd floors front and side windows all new.
- 3rd floor restrooms are newer.
- \$50,000 invested in elevator hydraulic suspension.
- Marked handicap accessible entry with automatic doors.
- The property is in a Qualified Opportunity Zone.
For more information visit:
<https://development.ohio.gov/bs/bs-censustracts.htm>

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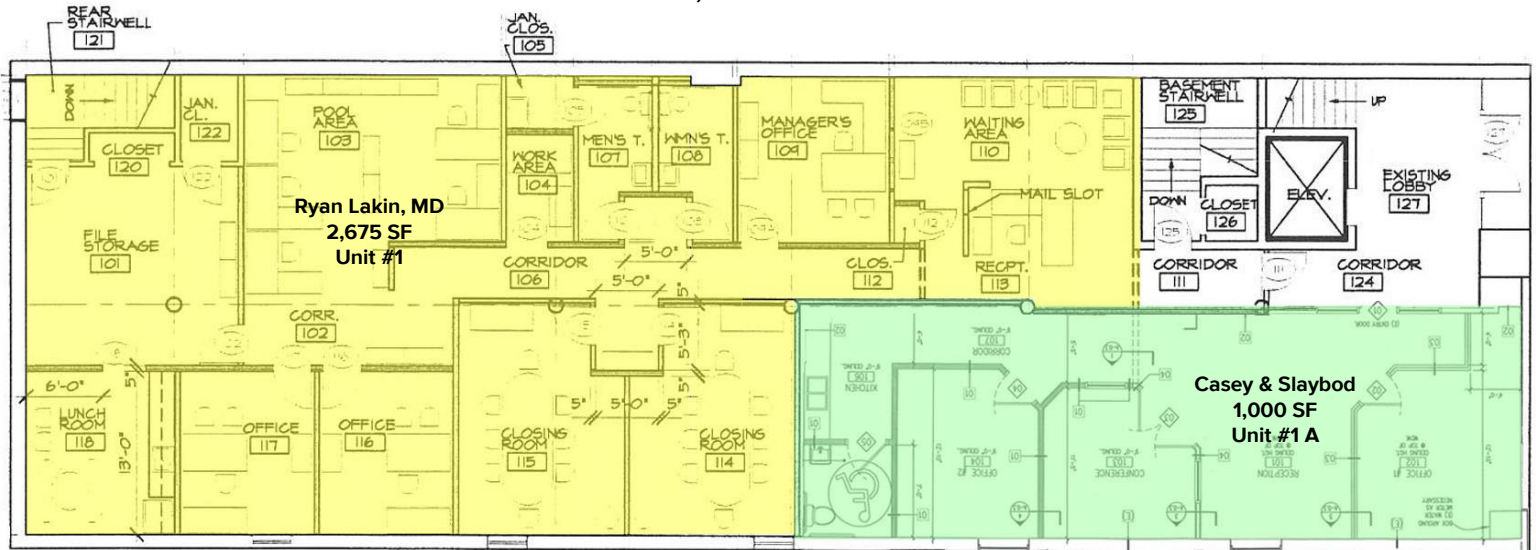
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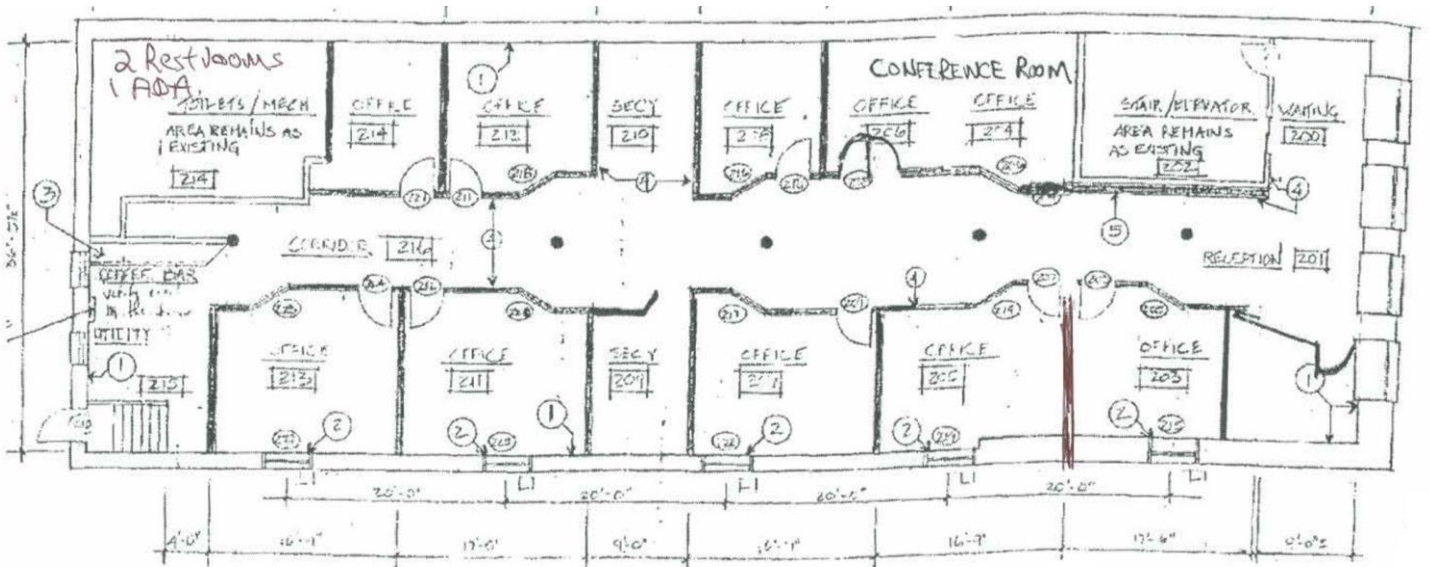
Floor Plan – 1st Floor

4,200 SF



Floor Plan – 2nd Floor

4,200 SF



Law Offices –
Lorin J. Zaner, Adrian Cimerman, Carla B. Davis, Scott Spencer, Jill M. Varnes Richardson, and Amy E. Stoner
4,200 SF
Unit #2

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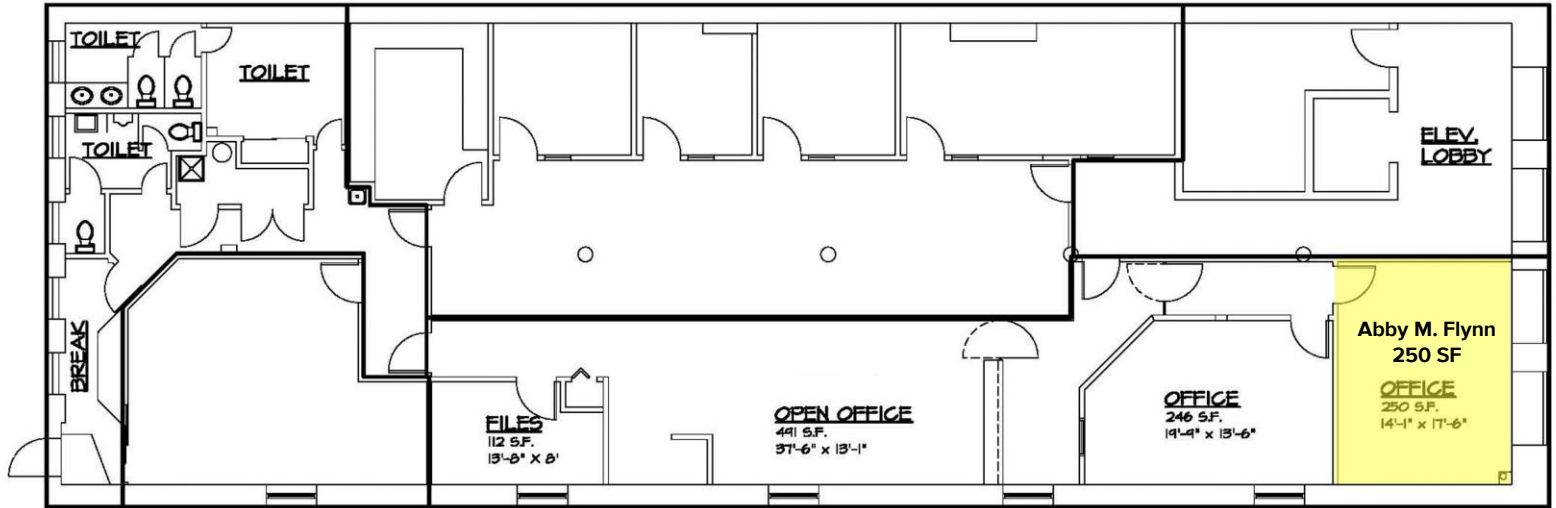
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Floor Plan – Third Floor

4,200 SF



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Photos – 1st Floor



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Photos – 2nd floor



Photos – 3rd floor



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Photos – Basement



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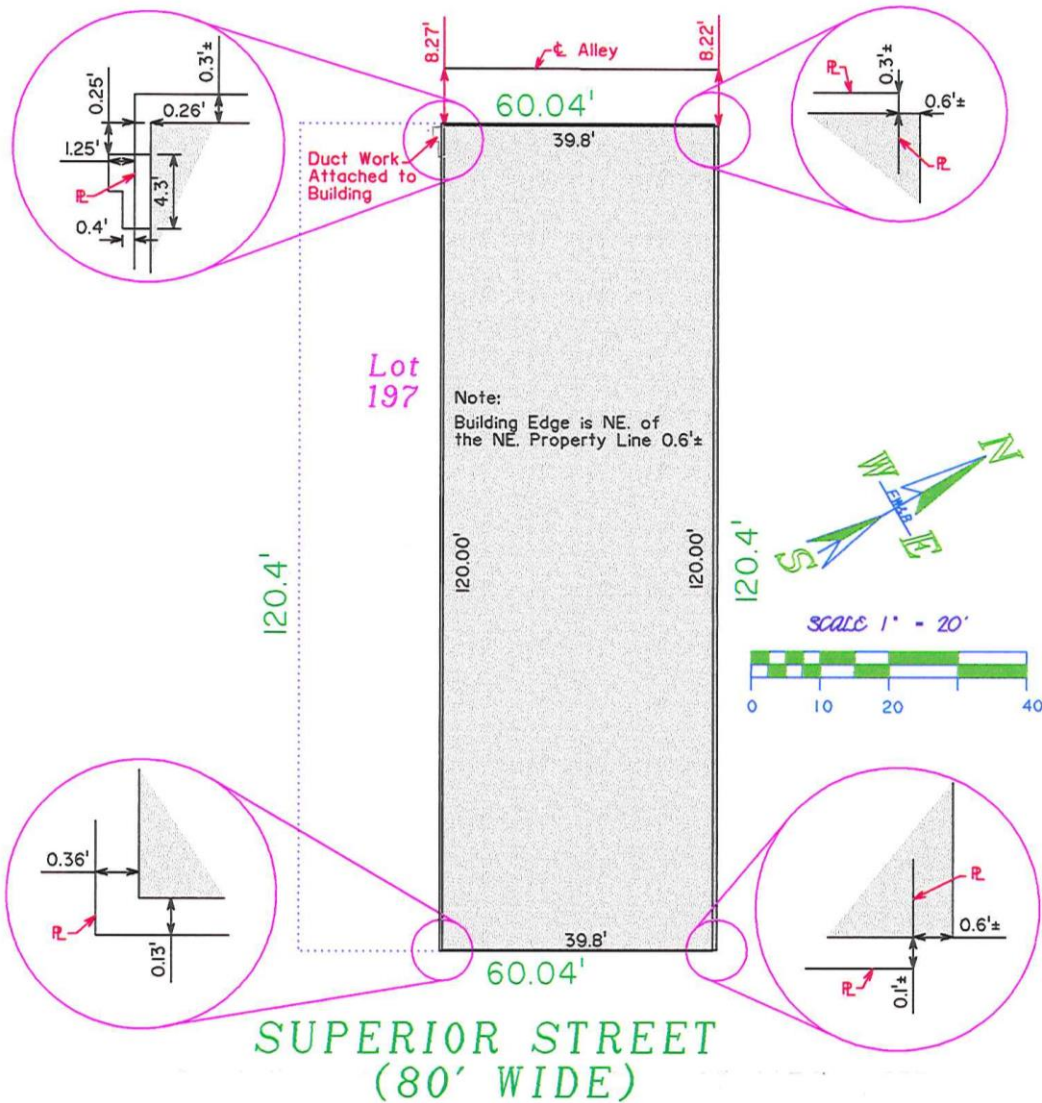
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Survey

Mortgage Location Survey for
Fifth Third Bank &
Superior Street, LLC
The Northeast 39 feet and 7 inches of Lot 197 in the Port Lawrence Division of the
City of Toledo, Lucas County, Ohio, in accordance with Volume A2 of Plats, page 42.



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Aerial Map



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