

SET FOR AUCTION

**6800 W Central Ave**

Unit G

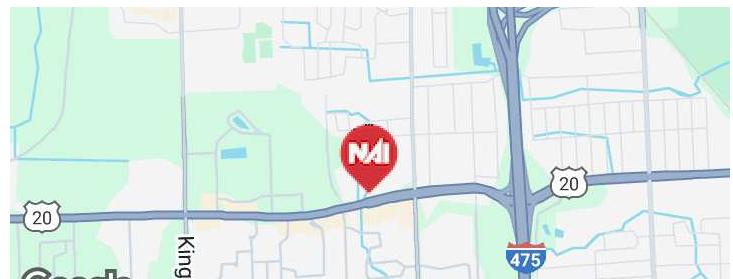
Toledo, Ohio 43617

Property Highlights

- Auction details
<https://www.amlinauctions.com/auctions/detail/bw148967>
- Highly visible and accessible condo
- Sylvania Township (no city tax)
- Well maintained
- Perimeter offices
- Private bar and entertainment area
- Single or multiple-tenant
- Multiple points of access

Property Overview

Located in Sylvania Township. Minutes from I-475/ US 23. With easy access to Central Avenue, this location has great access to shopping and restaurants. The building is highly visible from the street. This condo is stand-alone and connected by a walkway to the adjacent building.

**Offering Summary**

Building Size:	4,638 SF
Lot Size:	4 Acres (Shared)

For More Information**Joshua D. Payzant**

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Location Information

Street Address	6800 Central Avenue (Unit G)
City, State, Zip	Toledo, OH 43617
County	Lucas
Market	Toledo
Sub-market	Sylvania Township
Cross-Streets	Central & McCord

Building Information

Building Size	4,638 SF
Building Class	B
Tenancy	Single or Multiple
Minimum Ceiling Height	9 ft
Number of Floors	3
Year Built	1986
Framing	Wood frame
Condition	Good
Roof	Asphalt shingle

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	20-C2
Lot Size	4 Acres

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	25

Utilities & Amenities

Handicap Access	Yes
Central HVAC	Yes
HVAC	3 systems
Restrooms	3

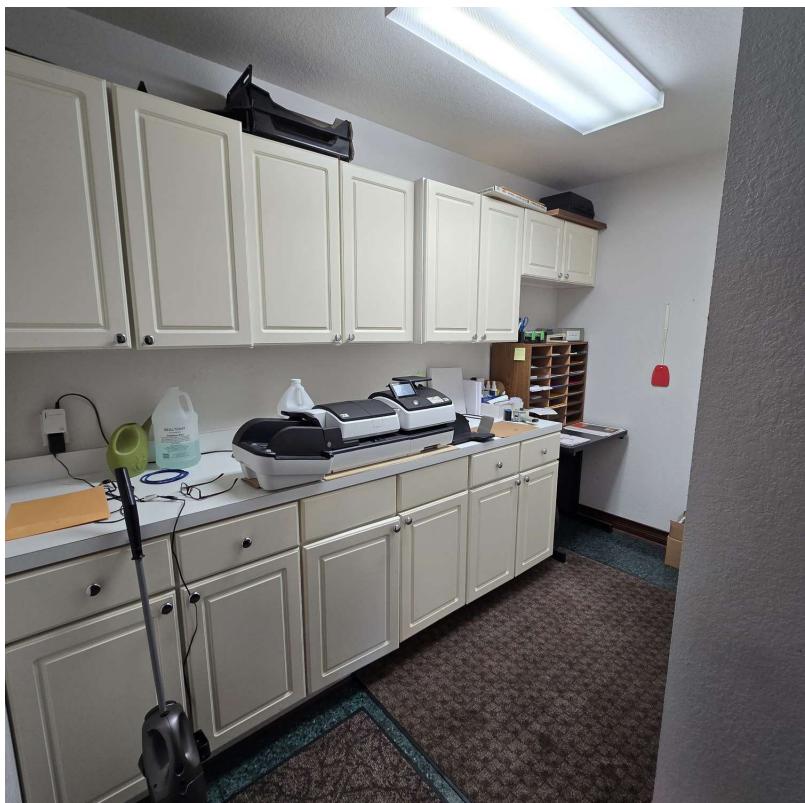
Tax Year 2024

General	\$20,209.50
Net General	\$13,118.14
Full year (2024)	\$13,285.58



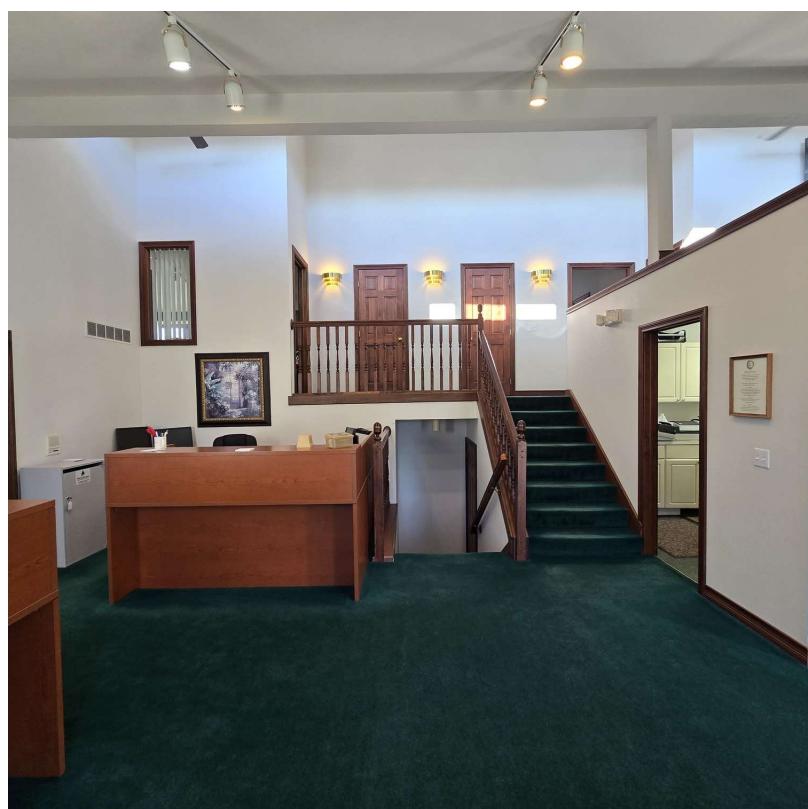
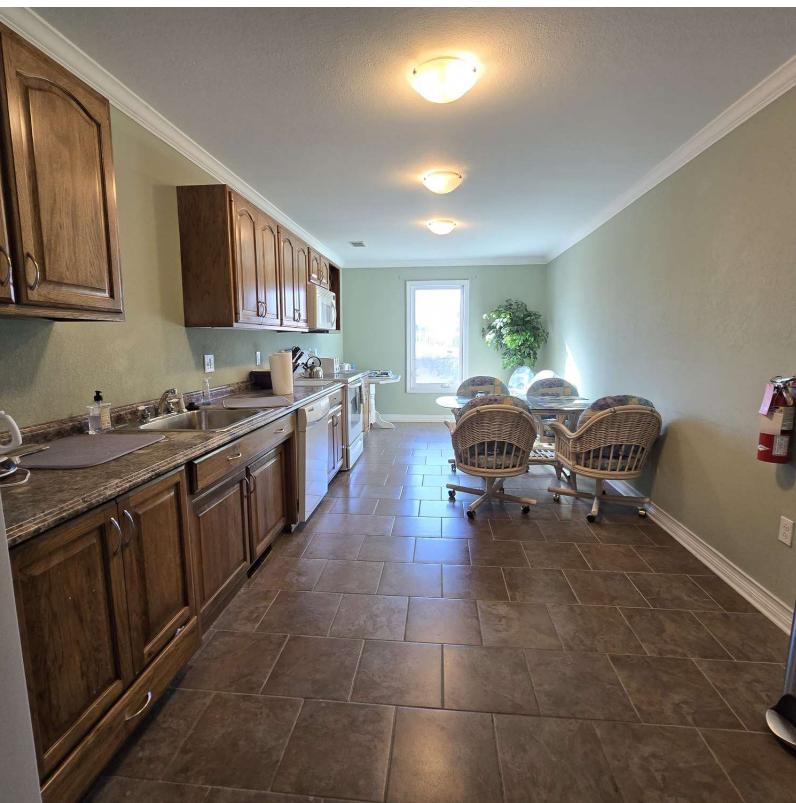
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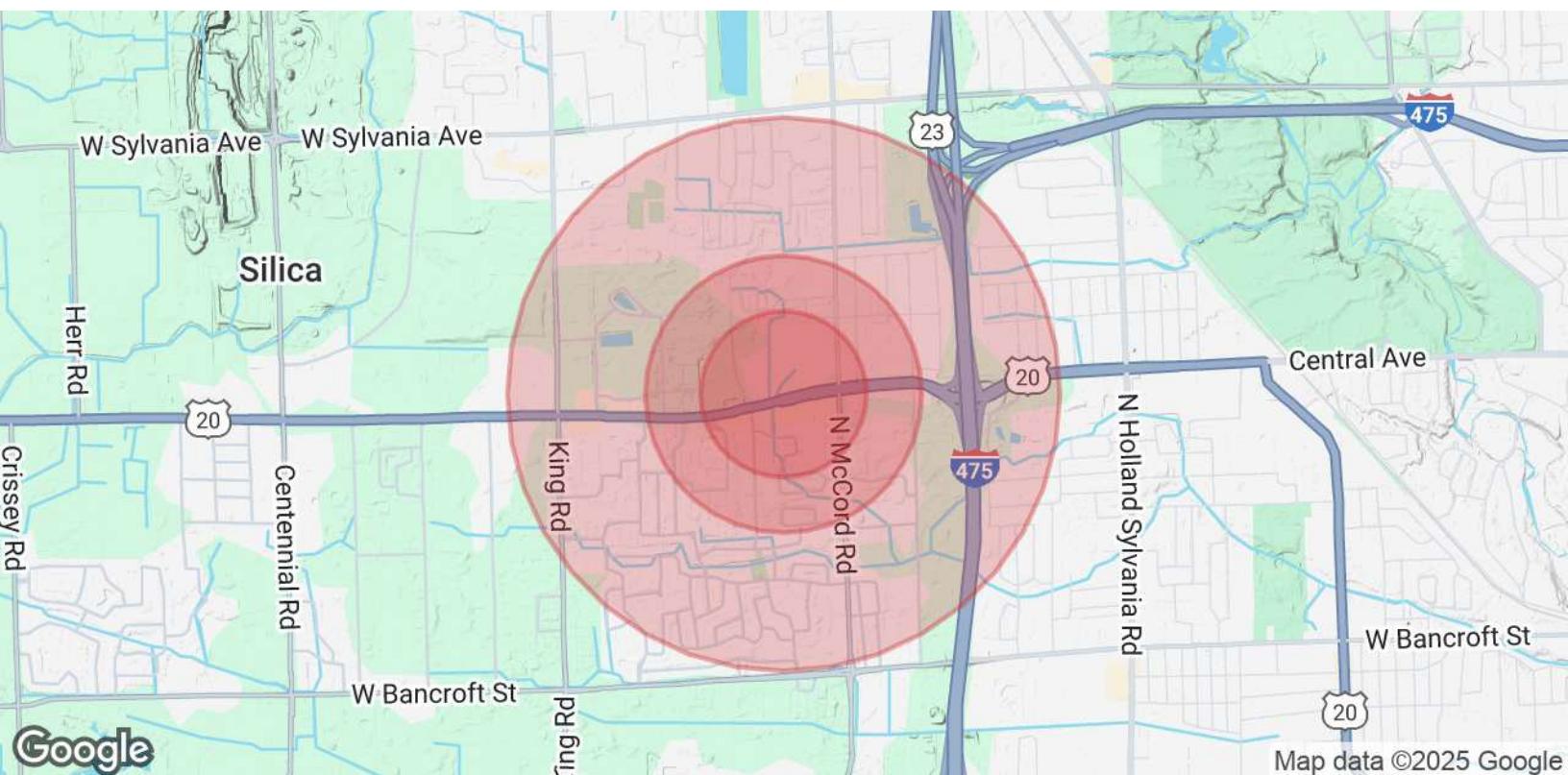
Local Retailer Map

NAIHarmon Group



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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	612	1,586	8,034
Average Age	46	46	43
Average Age (Male)	44	44	41
Average Age (Female)	48	48	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	264	683	3,169
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$114,843	\$120,818	\$136,796
Average House Value	\$231,911	\$240,619	\$255,080

Demographics data derived from AlphaMap