

1910 COLLINGWOOD BOULEVARD
TOLEDO, OH 43604

COMMERCIAL BUILDING FOR SALE & LEASE
2,953 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

CORNER BUILDING NEAR OWE & TMA



GENERAL INFORMATION

Sale Price:	\$299,000
Lease Rate:	\$12.00/SF NNN
Building Size:	2,953 SF
Number of Stories:	1
Year Constructed:	1958
Condition:	Fair
Lot Dimensions:	Irregular (128' x 150' approx.)
Acreage:	0.5722 Acres or 24,926 SF *
Closest Cross Street:	Jefferson
County:	Lucas
Zoning:	CO – Office Commercial
Parking:	25 +/- spaces
Curb Cuts:	2
Street:	4 lane, 2 way



* per Lucas County Auditor

For more information, please contact:

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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:	Brick
Structural System:	Brick & steel
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Tile & carpet
Ceiling Height:	10'
Basement:	No
HVAC:	Roof mounted – newer units
Power:	Ample
Restrooms:	2
Security System:	Yes
Drive Through:	Yes
Sprinklers:	No
Signage:	Monument & Facia

2025 REAL ESTATE TAXES

TD:	14
Parcel:	39154
Assessor Number:	01463007
Total Annual Taxes:	\$7,686.00

Comments:

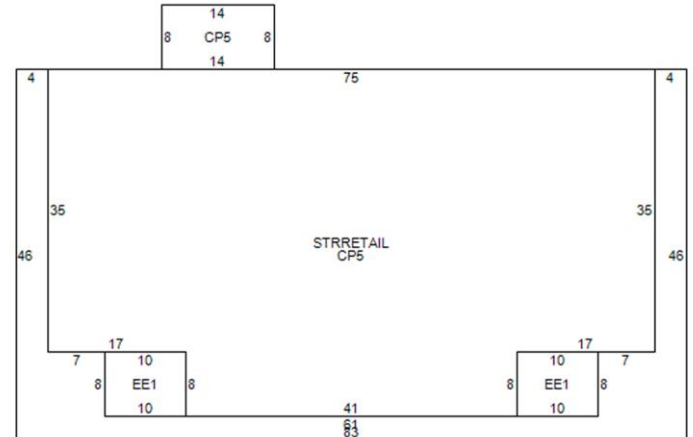
- Well maintained former bank building in the Old West End.
- Property is gutted and ready for renovation.
- Highly visible location near The Toledo Art Museum, Mercy College, Executive Towers, The Hillcrest, and the gateway to Downtown and Uptown.
- Close to I-75 (0.50 mile) and I-475 (2.45 miles).
- Multiple gates, security systems, and magnetic lock entries.
- This property is in a HUB zone. The Historically Underutilized Business Zones (**HUBZone**) program helps small businesses in urban and rural communities gain preferential access to federal procurement opportunities.
- Seller would like an easement for maintenance next door.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Showing Instructions:	Contact listing agents

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible for:	Utilities, suite janitorial, content and liability insurance and NNN charges.



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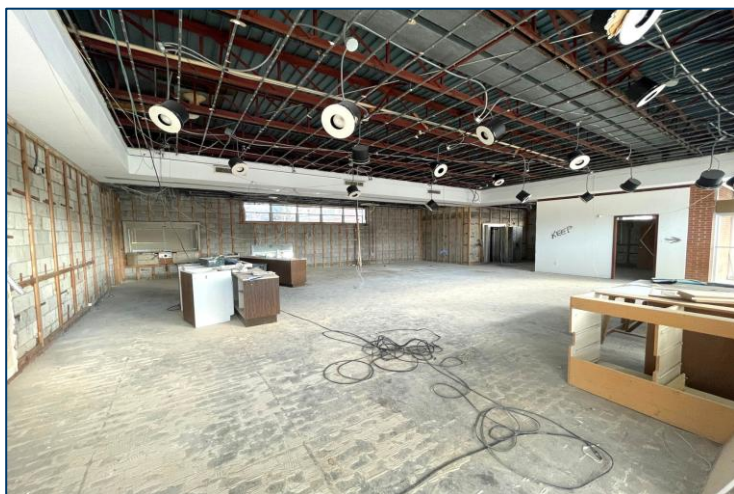
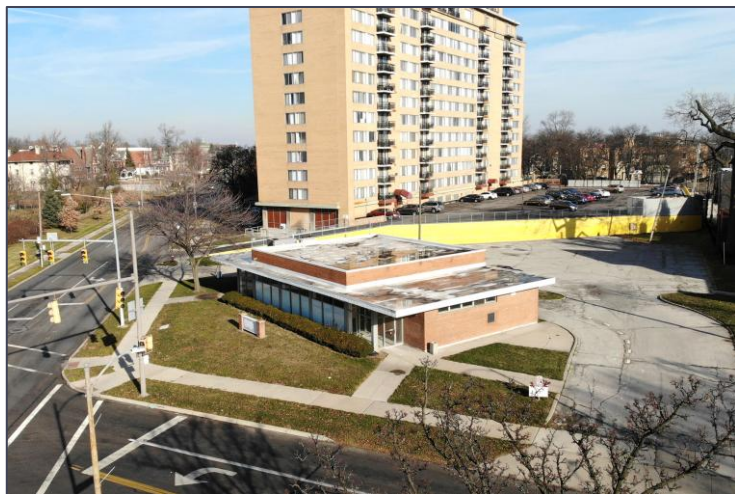
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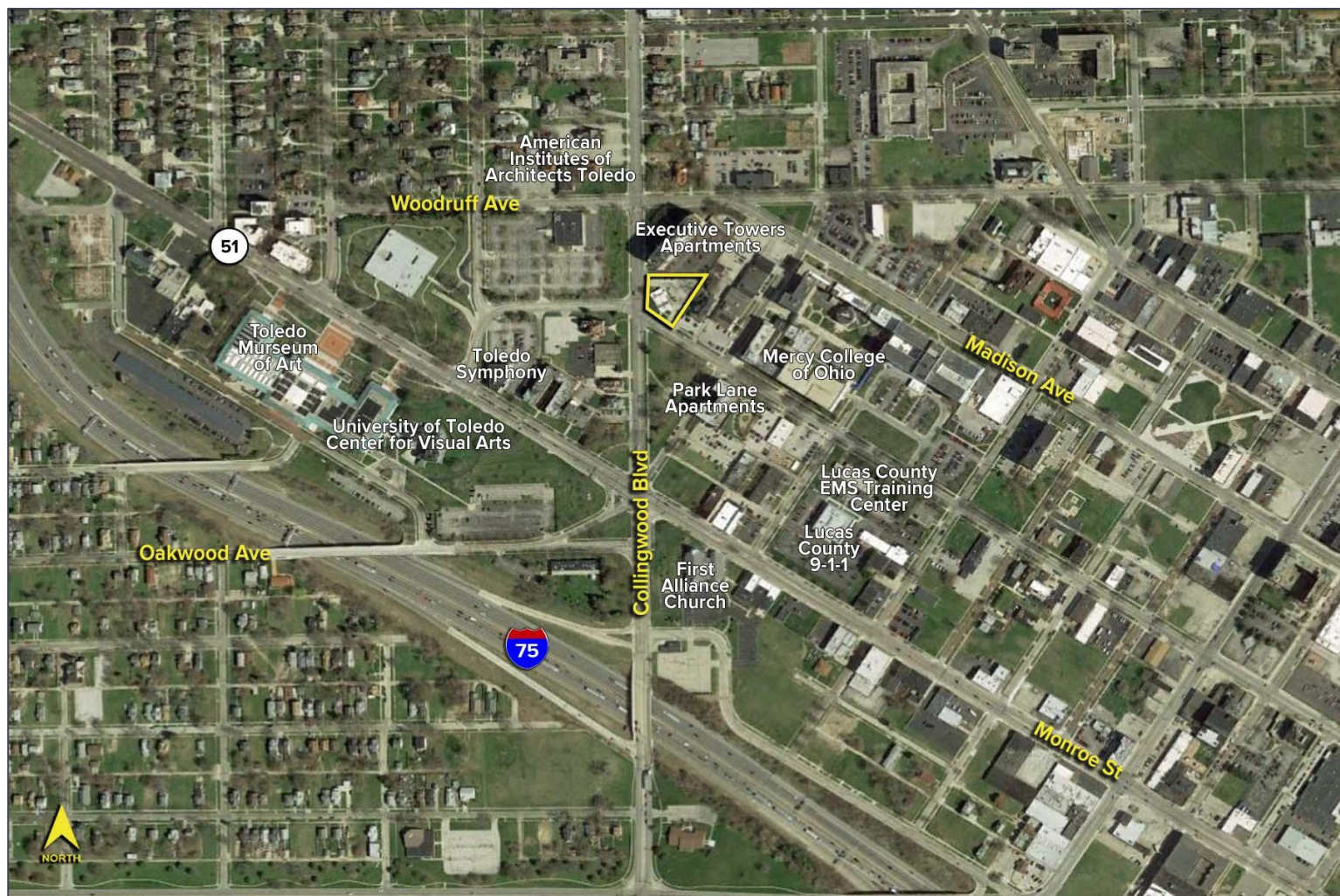
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2025 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,617	\$33,835
3 MILE	109,238	\$43,070
5 MILE	225,417	\$54,171

2025 TRAFFIC COUNTS (TWO-WAY)

6,250	Collingwood Blvd.
1,801	Jefferson Avenue



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