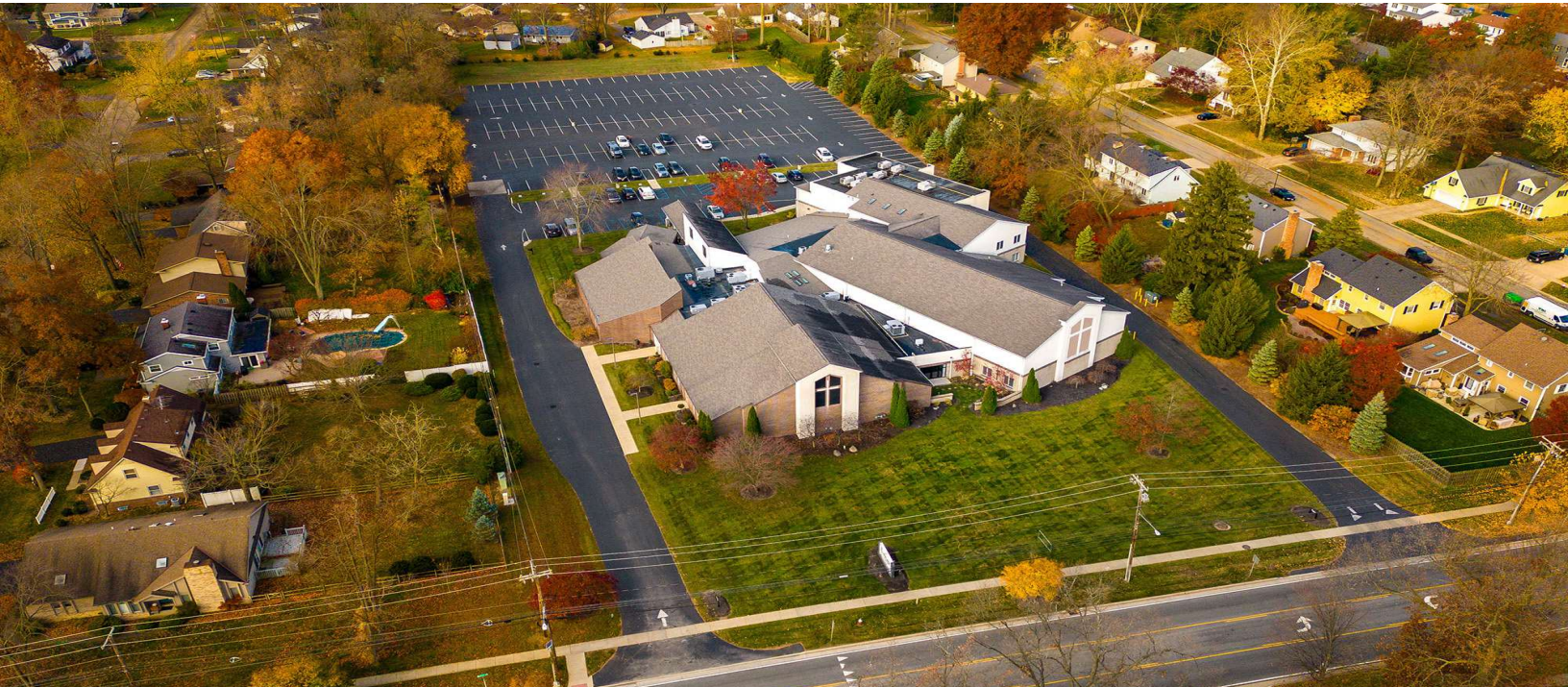


4765 N. MCCORD ROAD

Sylvania, OH 43560

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Offering Summary

| | |
|-----------------------|---|
| Sale Price: | \$4,000,000 |
| Building Size: | 41,725 SF |
| Lot Size: | 4.87 Acres |
| Price / SF: | \$95.87 |
| Year Built: | 1970 |
| Renovated: | 2008 w/new addition |
| Zoning: | R-1 - Single Family Residential Large Lot |
| Submarket: | West Toledo/Sylvania |

Property Overview

- Property is ideal for a church, school, or other special use
- Immaculately maintained property
- Brick, decorative block, block, and Dryvit construction
- Built in 1970 with additions in 1989, 1998 and 2008
- 219 parking spaces
- Ceramic tile floors in lobby
- Carpeting and VCT in remainder of building
- Irrigation system with well
- Classroom and multi-purpose space
- Gymnasium, skylights, 3 kitchens/kitchenettes
- 425-seat auditorium, large lobby, monument sign, elevator, fire suppression systems, pad mount transformer
- Located in the middle of Sylvania, Ohio

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| | |
|------------|-------------|
| Sale Price | \$4,000,000 |
|------------|-------------|

Sale Details

| | |
|---------------|-----------|
| Building Size | 41,725 SF |
|---------------|-----------|

Building Information

| | |
|-------------------------|---|
| Number Of Floors | 2 |
| Year Built | 1970 |
| Renovated | 1989, 1998, with new addition in 2008 |
| Tenancy | Single |
| Condition | Excellent |
| Construction Status | Existing |
| Roof System | Shingle and Membrane |
| Building Exterior | Brick, Decorative Block, & Dryvit |
| Structural System | Steel & Wood Construction, Steel Columns, & Beams |
| Flooring Composition | Ceramic Tile, Carpet, and VCT |
| Climate Controlled | Yes |
| Heat System Description | Gas Forced Air |
| Security | Yes |
| Restrooms | 9 |
| Exterior Signage | Monument Sign |

Property Details

| | |
|---------------------------------|-----------------|
| # Parking Spaces | 219 |
| Primary Property Type | Special Purpose |
| Acreage | 4.87 Acres |
| Annual Real Estate Taxes | \$1,484.56 |
| Annual Real Estate Taxes Per SF | \$0.036 |
| Parcel / APN Numbers | 8204751 |

Location Information

| | |
|---------------|---------------------------|
| County | Lucas |
| Submarket | West Toledo/Sylvania |
| Cross Streets | Brint Rd and Sylvania Ave |
| Municipality | City of Sylvania |

Utilities

| | |
|-------------------|-------------------|
| Internet Provider | Buckeye Broadband |
| Power Provider | First Energy |
| Power Description | 120/208V 3-Phase |
| Fuel Provider | Columbia Gas |
| Fuel Type | Natural Gas |
| Water Provider | Municipal |
| Sewer Description | Municipal |

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Main Entrance



Side Entrance



Pad Mount Transformer



Restrooms

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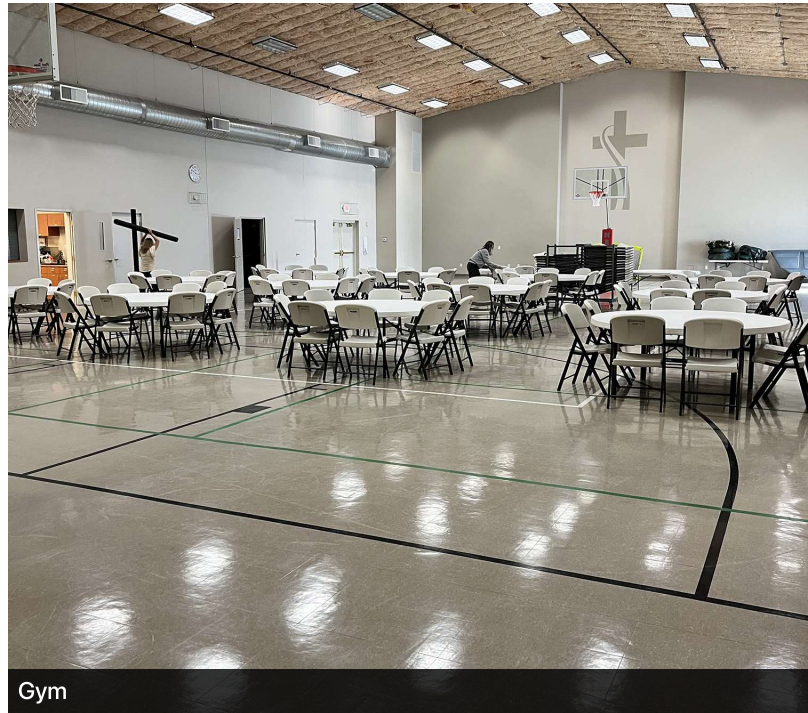
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Auditorium



Gym



Auditorium



Meeting Space, Dividable

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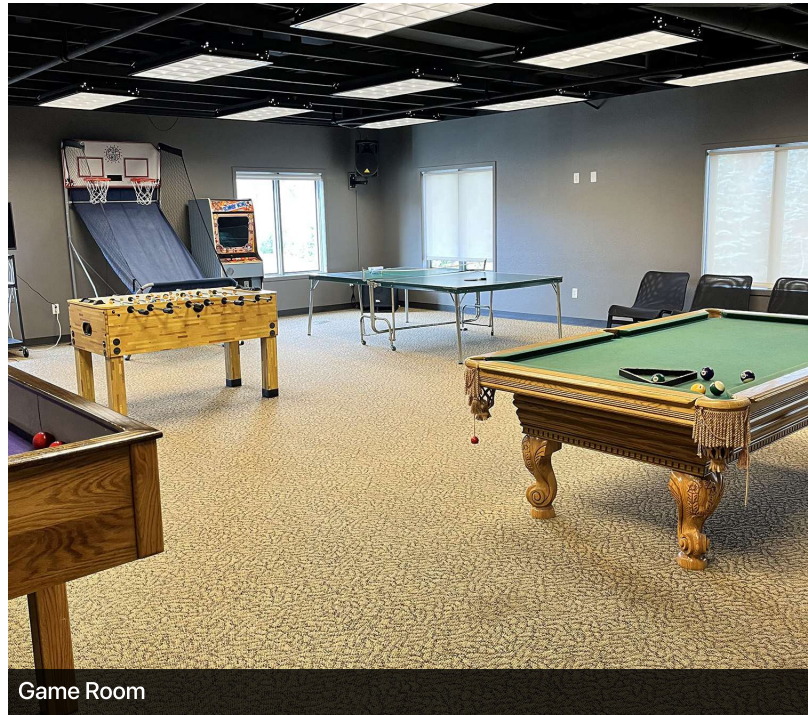
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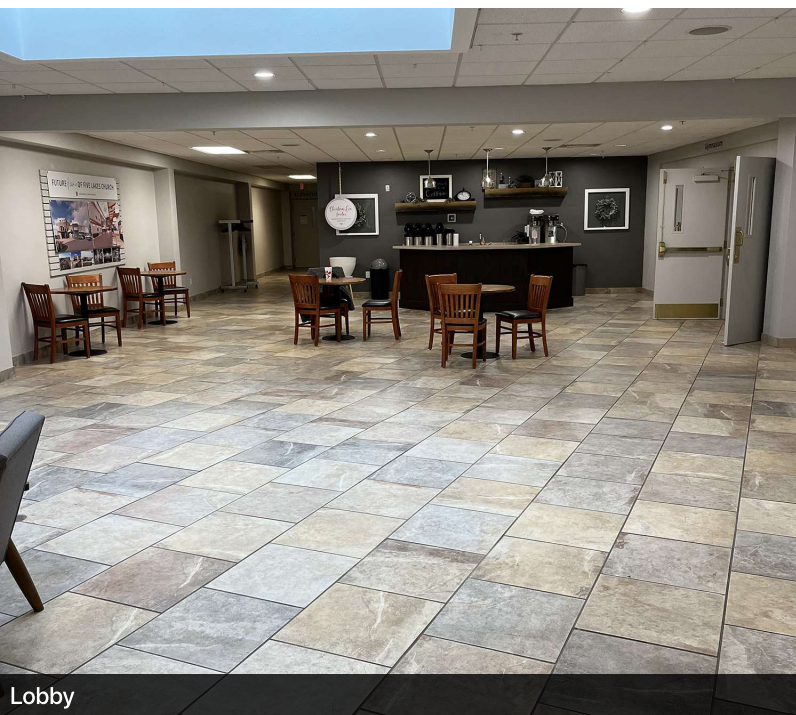
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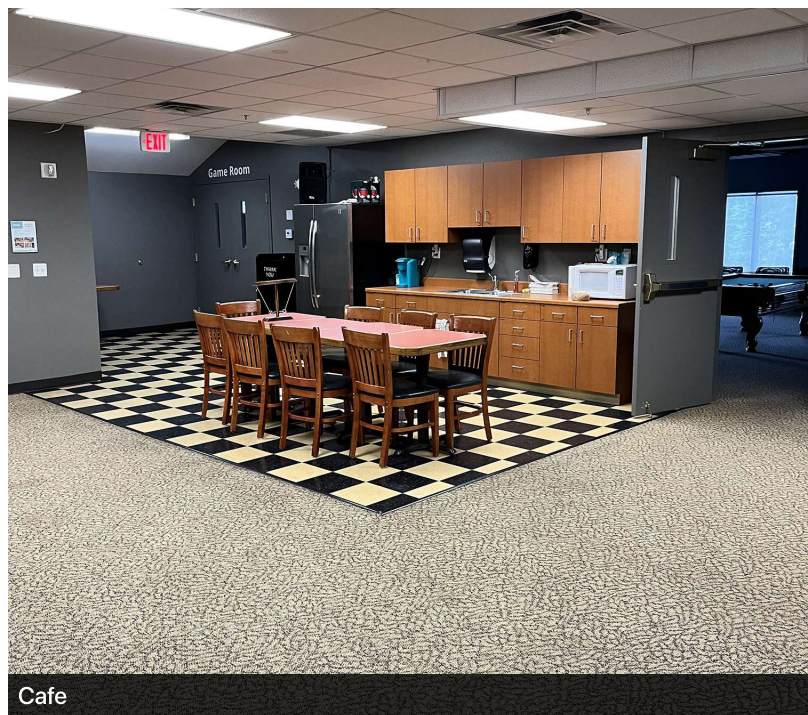
Large Meeting Space



Game Room



Lobby



Cafe

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Office



Office



Office



Office



Kitchen



Conference Room

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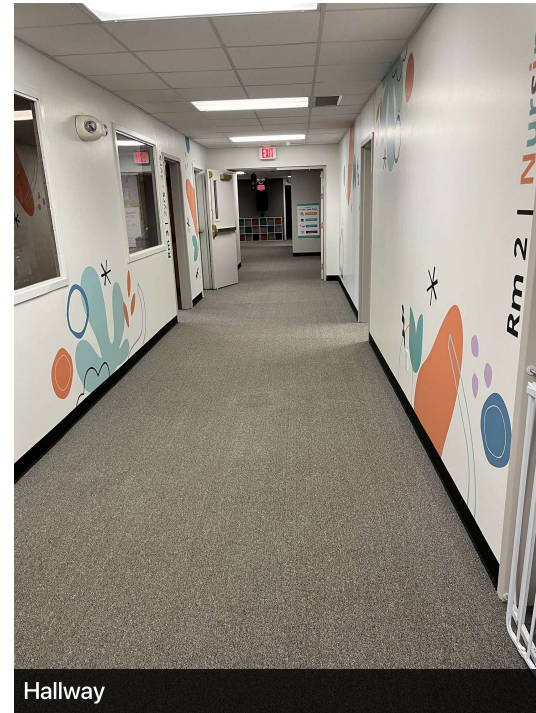
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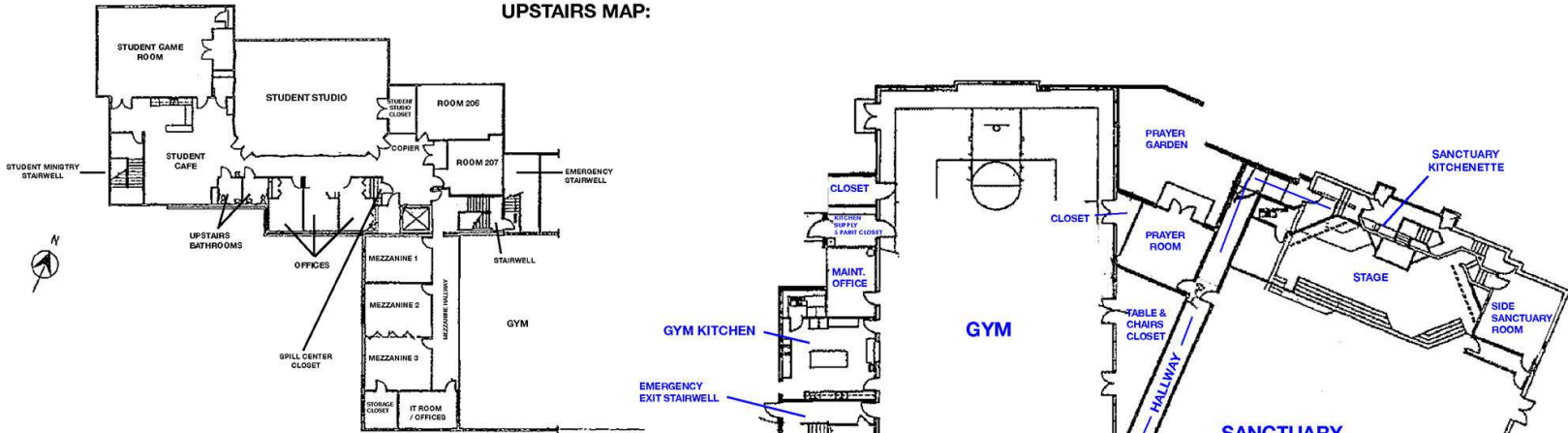
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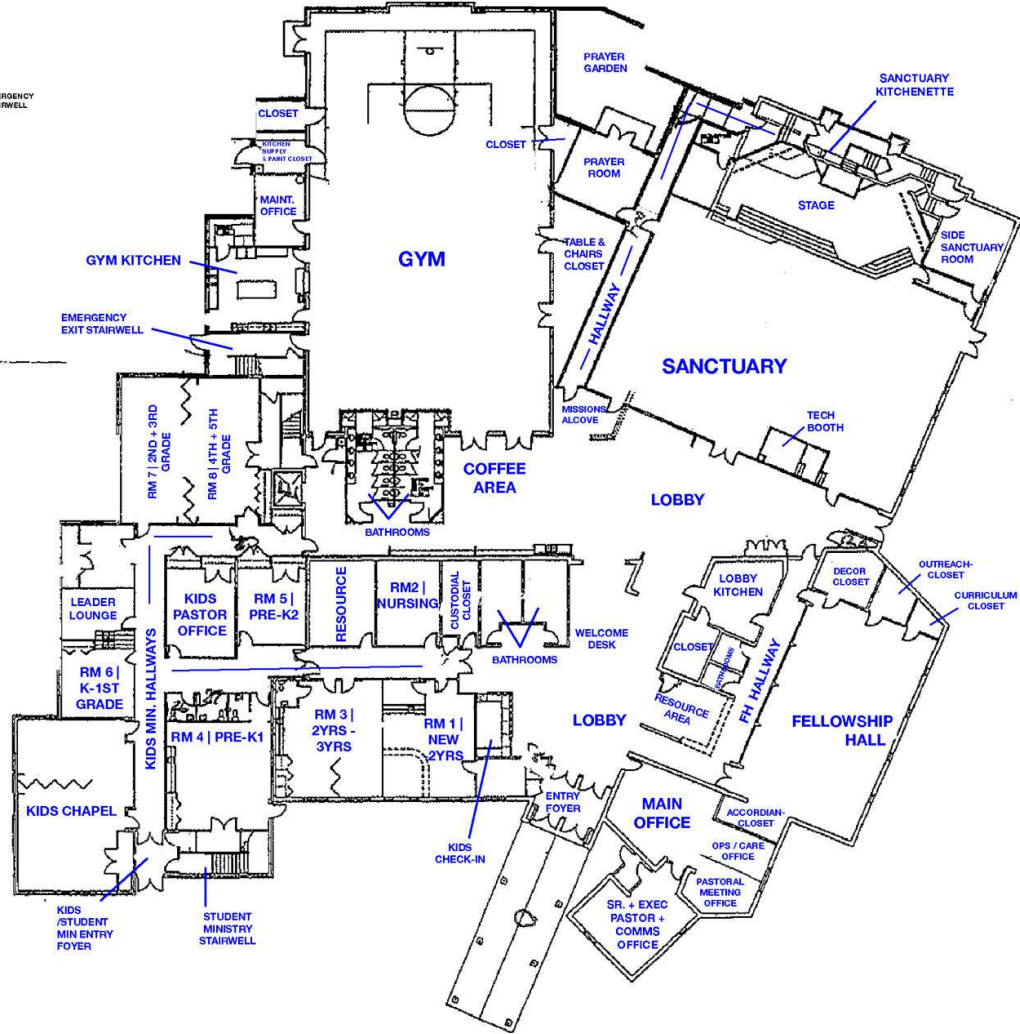
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UPSTAIRS MAP:



DOWNSTAIRS MAP:



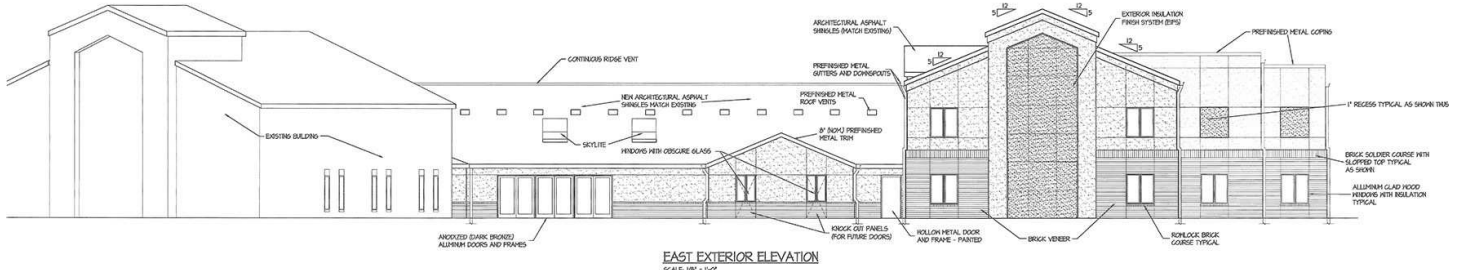
OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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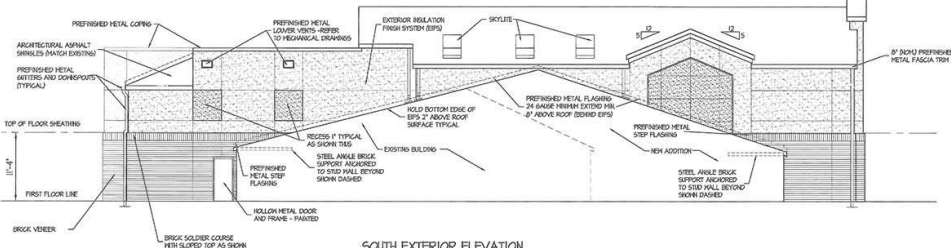
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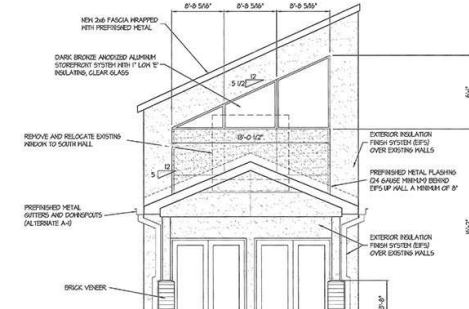
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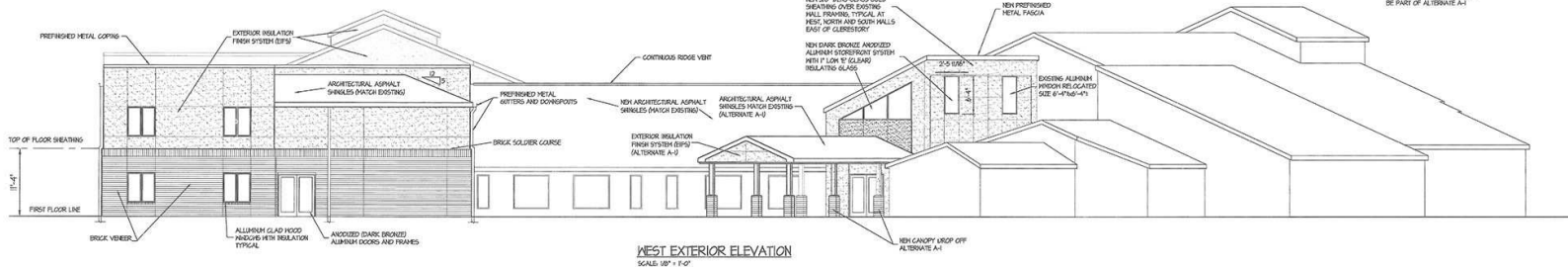
EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



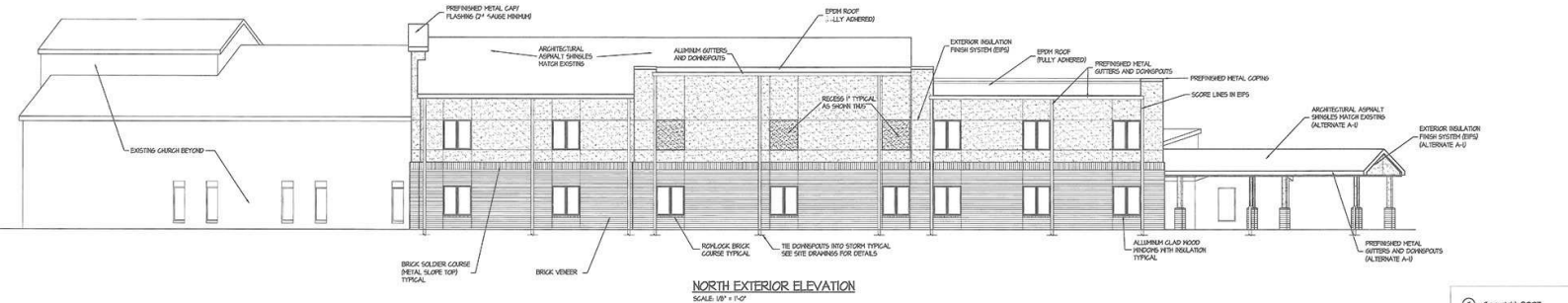
SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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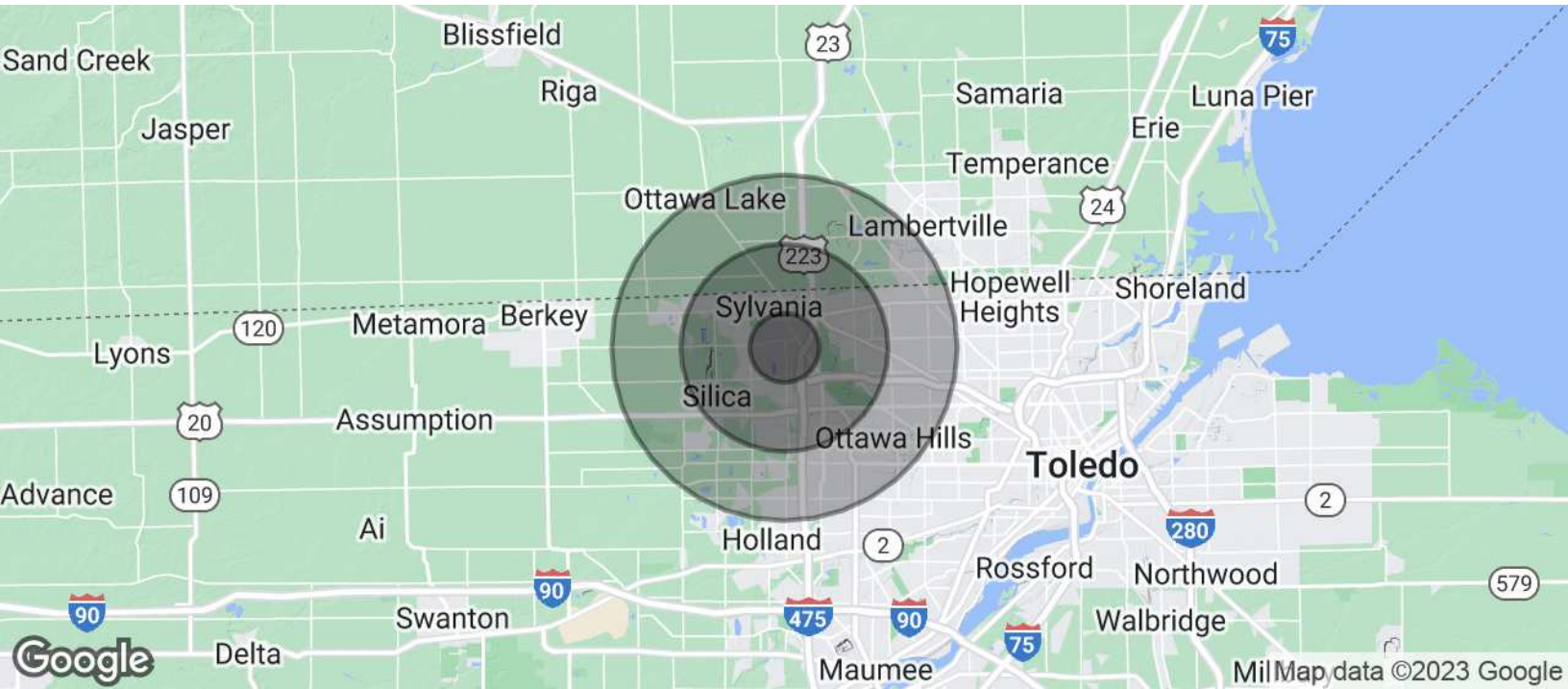
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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 8,934 | 49,659 | 117,928 |
| Average Age | 46.7 | 43.4 | 41.7 |
| Average Age (Male) | 39.1 | 39.8 | 39.4 |
| Average Age (Female) | 48.7 | 44.9 | 43.5 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,851 | 21,469 | 52,902 |
| # of Persons per HH | 2.3 | 2.3 | 2.2 |
| Average HH Income | \$97,920 | \$104,530 | \$85,657 |
| Average House Value | \$203,424 | \$205,988 | \$168,709 |

* Demographic data derived from 2020 ACS - US Census

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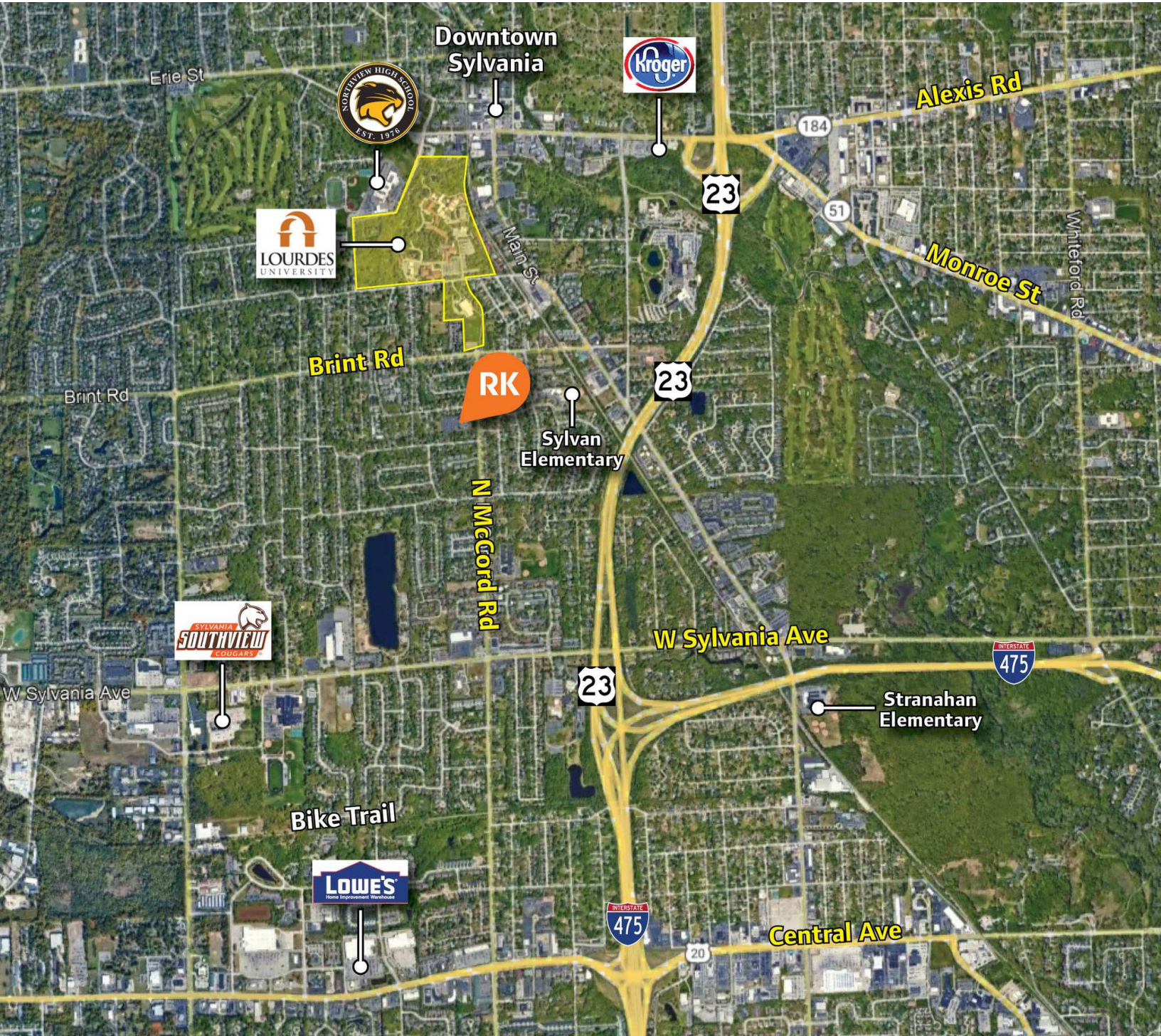
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