

6820 W. SYLVANIA AVENUE  
SYLVANIA, OH 43650

COMMERCIAL PROPERTY FOR SALE & LEASE  
11,200 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$785,000
Lease Rate:	\$12.00/SF NNN
Building Size:	11,200 SF
Number of Units/Type:	Retail/Office/Warehouse/Apartment
Number of Stories:	2
Year Constructed:	1952
Condition:	Grade - C
Acreage:	0.6798
Closest Cross Street:	Between McCord Rd. and King Rd.
County:	Lucas
Zoning:	B1- Limited Business & Office
Parking:	90 spaces
Curb Cuts:	1
Street:	2 lane, 2 way with center turn lane



For more information, please contact:

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**ROB KELEGHAN, SIOR**  
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**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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# 6820 Sylvania Avenue, Sylvania, OH 43560

## Mixed Use Commercial Property For Sale & Lease

11,200  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Office Space:	1,720 sf
Shop Space:	9,480 sf
Exterior Walls:	Block (needs tuckpointing)
Structural System:	Masonry/concrete
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Varies
Ceiling Height:	14' – Retail/office/warehouse 8' – Office/apartment
Heating:	GFA/suspended heaters in shop
Air Conditioning:	In retail area only
Power:	200-400 amps, 120/208V Multiple panels
Overhead Doors:	3 (10'x10'; 11'x14', 14'x14')
Restrooms:	2 (needs updating)
Security System:	Yes
Sprinklers:	No
Signage:	Facade
Floor Drains:	2 in wash bay
Recent Major Maintenance:	Roof updates in 2024.

### Comments:

- Building needs TLC.
- Check zoning for permitted uses.
- Heavy parking available behind building.
- Lifts are available to be purchased separately.
- Building could be split to accommodate multiple tenants.

### 2025 REAL ESTATE TAXES

Address:	6820 Sylvania	4020 Franklin
Parcel Numbers:	82-05311	82-05317
Assessor Numbers:	45057101	4507099
Annual Taxes:	\$5,397.29	\$1,610.75
Total Annual Taxes:	\$7,008.04	

### LEASE DETAILS

Term:	3-5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Taxes, CAM, Utilities

### APARTMENT INFORMATION

4 Bedroom/2 Bath – 2<sup>nd</sup> level

- Unit needs major updates.

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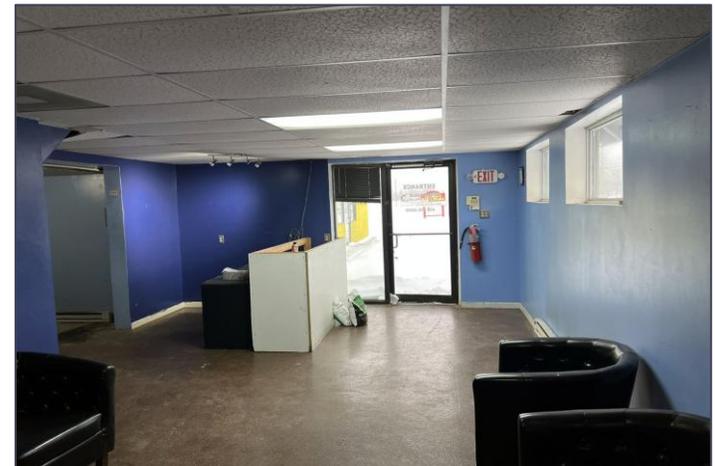
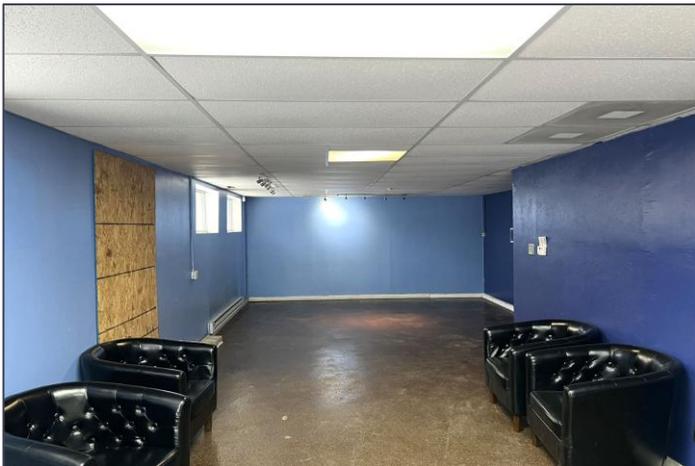
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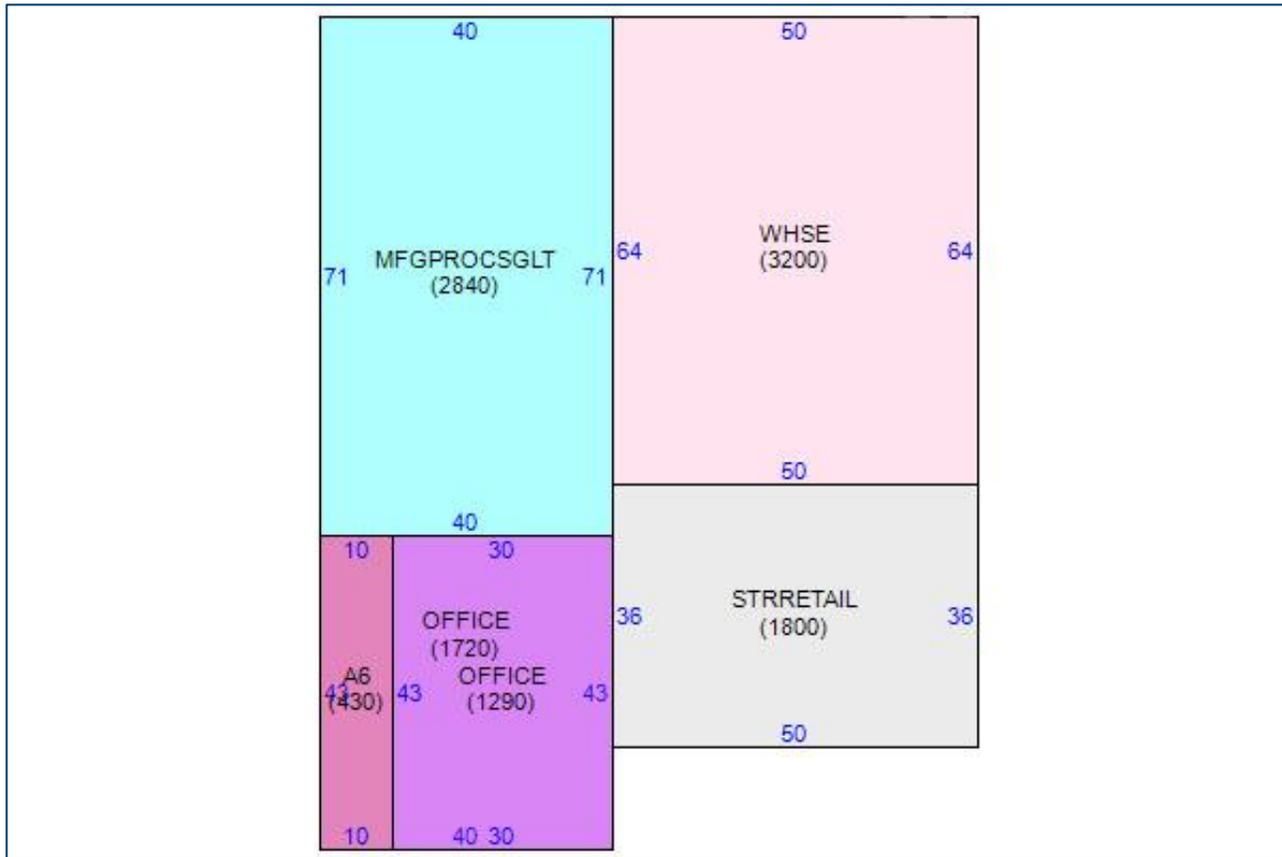


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### UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo



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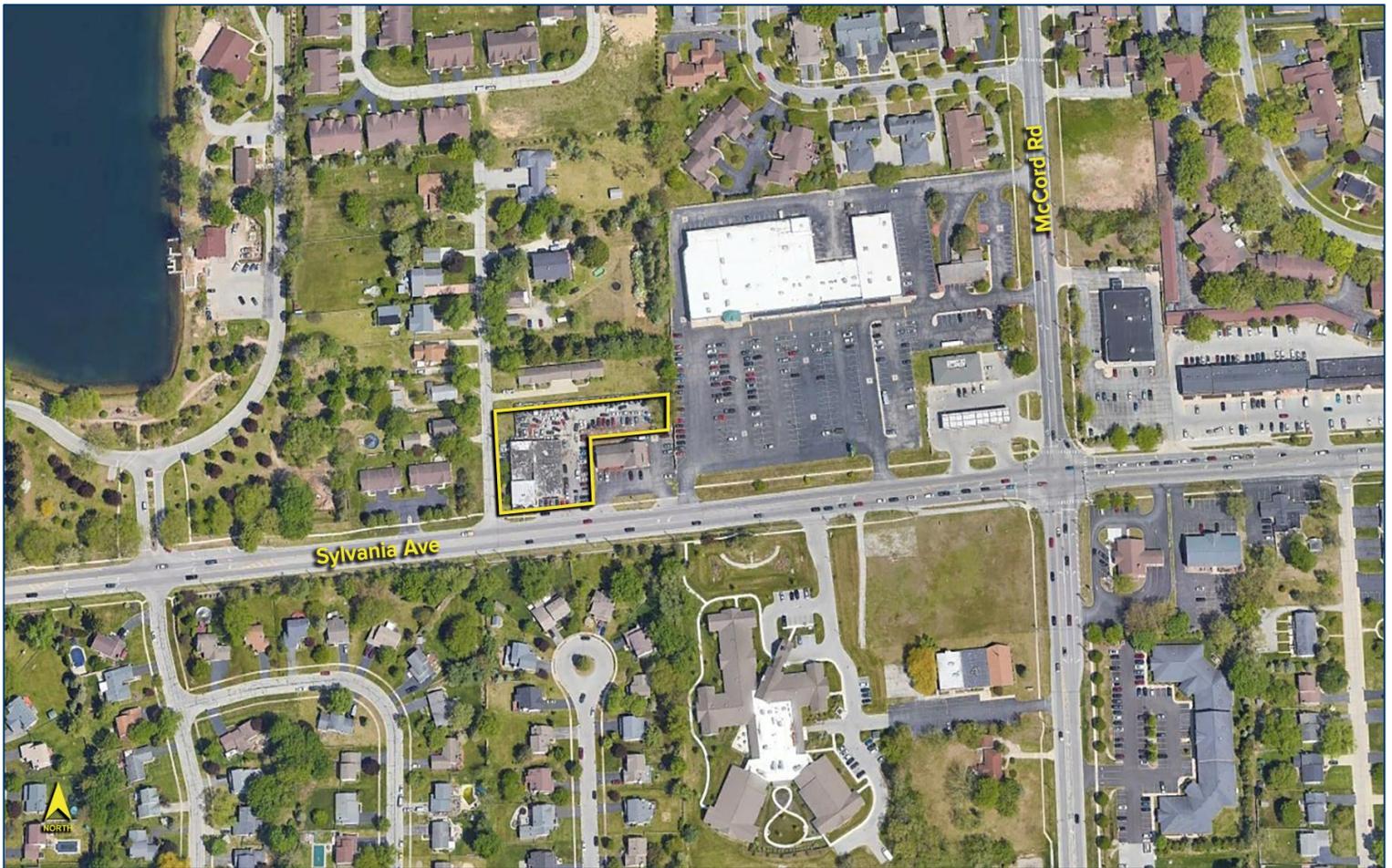
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### TRAFFIC COUNTS (TWO-WAY)

18,480 Sylvania Avenue

15,750 N. McCord Road

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,287	\$113,904
3 MILE	54,572	\$104,770
5 MILE	124,833	\$92,595



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