

1641 W. SYLVANIA AVENUE

Toledo, OH 43612

RK



Offering Summary

Sale Price:	\$275,000
Building Size:	1,768 SF
Lot Size:	0.41 Acres
Price / SF:	\$155.54
Year Built:	1977
Zoning:	Regional Commercial
Submarket:	West Toledo/Sylvania
Traffic Count:	14,050

Property Overview

Prime commercial space zoned as Regional Commercial, allowing for a wide range of intended uses. The single-story building offers convenient parking and excellent visibility on W Sylvania Ave. Two curb cuts on W Sylvania Ave. and one on Wallwerth Dr., along with an existing drive-thru, making it ideal for retail operations.

- Existing tenant, Liberty Tax, holds lease expiring 4/30/25 with 1 option of 3 years
 :: \$1,500/month through 4/30/2025
 :: \$1,650/month through 4/30/2028 if tenant exercises option to renew lease

Location Overview

Located in the Five Points-Library Village neighborhood, surrounded by businesses like Speedway, Dollar General, and 7-Eleven, this site has strong exposure in a vibrant community-focused area with potential spillover benefits from nearby commercial activities, making it a strategic location for businesses seeking to capitalize on Toledo's economic activities.

Duke Wheeler, CRRP

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Reichle | Klein Group 
 Commercial Property Brokers, Managers & Investment Advisors

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Sale Details

Building Size	1,768 SF
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Building Information

Number Of Floors	1
Year Built	1977
Tenancy	Single
Center Type	Free Standing Building
Condition	Average
Construction Status	Existing
Exterior Signage	Pylon and fascia

Location Information

County	Lucas
Submarket	West Toledo/Sylvania
Cross Streets	Tremainsville and Jackman
Nearest Highway	US-24
Traffic Count	14,050

Property Details

Zoning	Regional Commercial
Acreage	0.41 Acres
Annual Real Estate Taxes	\$8,017.31
Annual Real Estate Taxes Per SF	\$4.53
Parcel / APN Numbers	1603531
Lot Frontage	126 ft on Wallwerth Dr
# Parking Spaces	+/- 15

Utilities

Internet Provider	AT&T Ohio
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	Municipal
Sewer Description	Municipal

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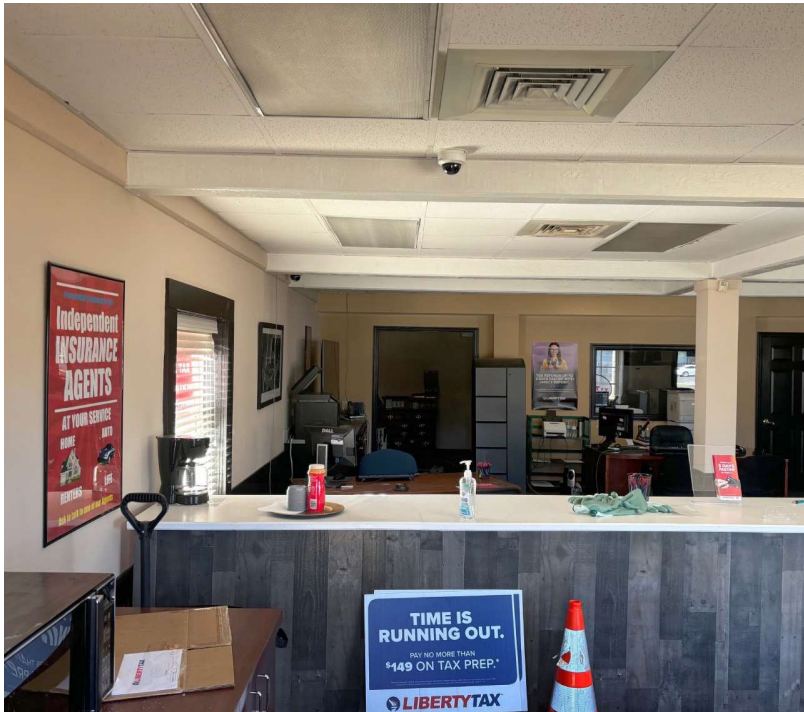
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Population	1 Mile	3 Miles	5 Miles
Total Population	20,025	111,825	211,328
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,166	48,686	90,118
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$64,704	\$65,859	\$67,855
Average House Value	\$114,159	\$137,902	\$150,258

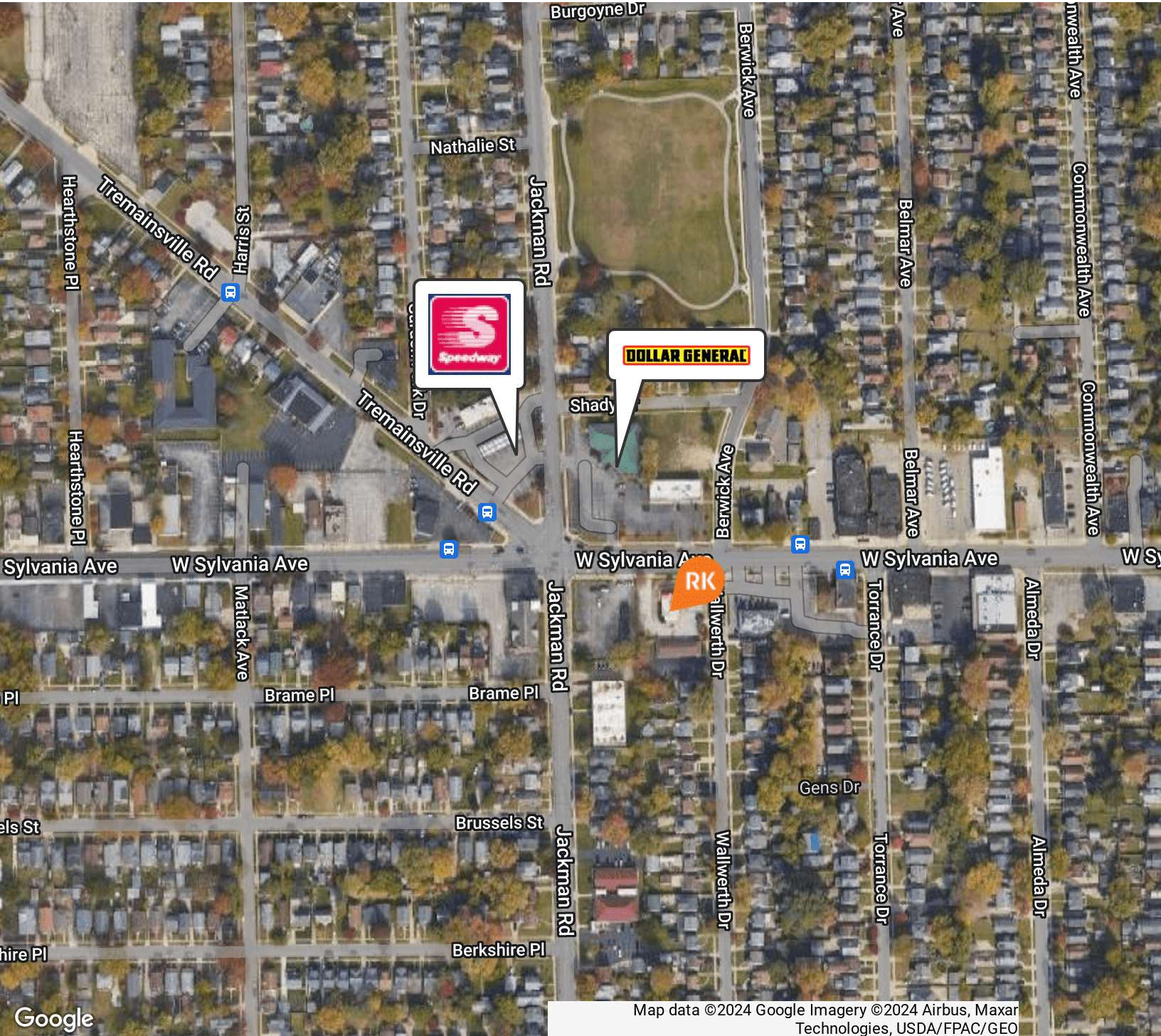
Demographics data derived from AlphaMap

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Google

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