

126 & 134 N. ONTARIO STREET
TOLEDO, OH 43604

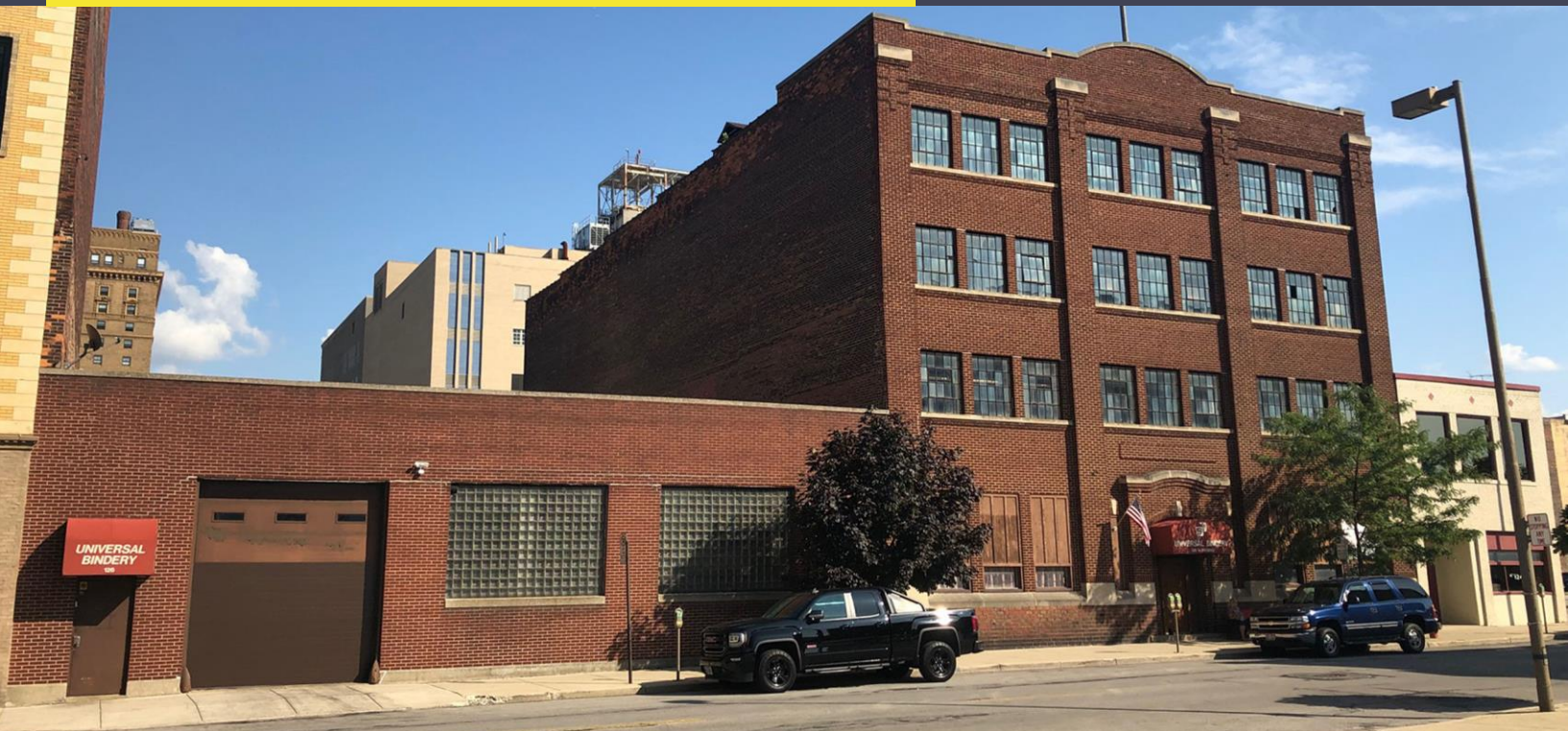
MIXED USE REDEVELOPMENT BUILDING FOR SALE
35,236 Square Feet



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FULL-SERVICE COMMERCIAL REAL ESTATE

UNIVERSAL BINDERY BUILDING



GENERAL INFORMATION

Sale Price:	\$875,000
Building Size:	35,236 SF (Gross)
Number of Stories:	1 - 4
Year Constructed:	1917 & 1946
Condition:	Fair
Lot Dimensions:	126' x 120' (2 lots)
Acreage:	0.35 Acres * Per Lucas County Auditor
Closest Cross Street:	Jefferson Avenue/Monroe Street
County:	Lucas
Zoning:	CD, Downtown Commercial
Parking:	Street, alley & indoor
Curb Cuts:	1 off N. Ontario & 1 off alley
Street:	2 Lane, 2 way



For more information, please contact:

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SQUARE FEET BREAKDOWN

FIRST FLOOR		
Office & support area	7,042 SF	
Parking garage (22 spaces)	7,080 SF	
Bindery shop		
Total First Floor SF:	14,122	
MIDDLE FLOORS		
	Gross SF	Net SF
Second	7,038 SF	6,327 SF
Third	7,038 SF	6,327 SF
Fourth	7,038 SF	6,327 SF
Total Area:	21,114 SF	18,981 SF
Total Gross Bldg. SF:	35,236	

BUILDING SPECIFICATIONS

Exterior Walls:	Brick & block
Structural System:	Brick & Concrete
Roof:	Built up – in poor condition
Floors:	Concrete
Ceiling Height:	14' – 16'
Basement:	Yes
Heating:	Suspended gas
Air Conditioning:	No
Power:	440V
Security System:	Yes – active
Restrooms:	Multiple
Overhead Doors:	1 – 12' x 12' drive in parking
Truck Well/Dock:	3 – 12' x 12' dock high
Sprinklers:	No
Floor Drains:	No
Signage:	Façade

BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes - Call listing agents
Alarm:	No

UTILITIES

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

2023 REAL ESTATE TAXES

TD:	12
Parcel Numbers:	00241, 00242, 16127, 16134
Total Annual Taxes:	\$7,268.05

Property Overview:

- Prime 35,236 sf warehouse/office/mixed-use redevelopment building
- Ideal redevelopment into residential loft apartments with indoor parking
- Wide column spacing with preserved brick walls and 14' ceilings
- Non-functioning elevator

Property Highlights:

- Secured parking capability inside building
- Within Downtown Toledo Designated Outdoor Refreshment Area (DORA)
- Located across from the Pythian Castle
- Close in proximity Downtown Toledo's The Four Corners Project (An urban redevelopment project to revitalize Downtown Toledo historical assets into a mix of retail, residential, and commercial spaces.)

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Photos



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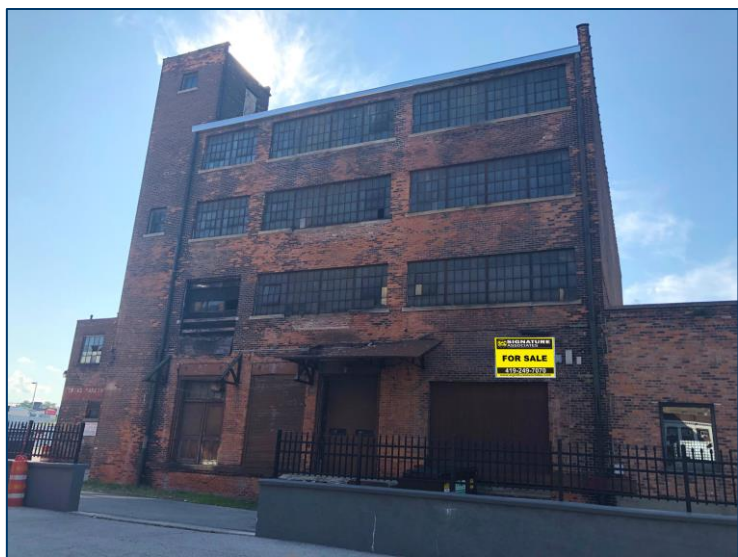
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Aerial Maps



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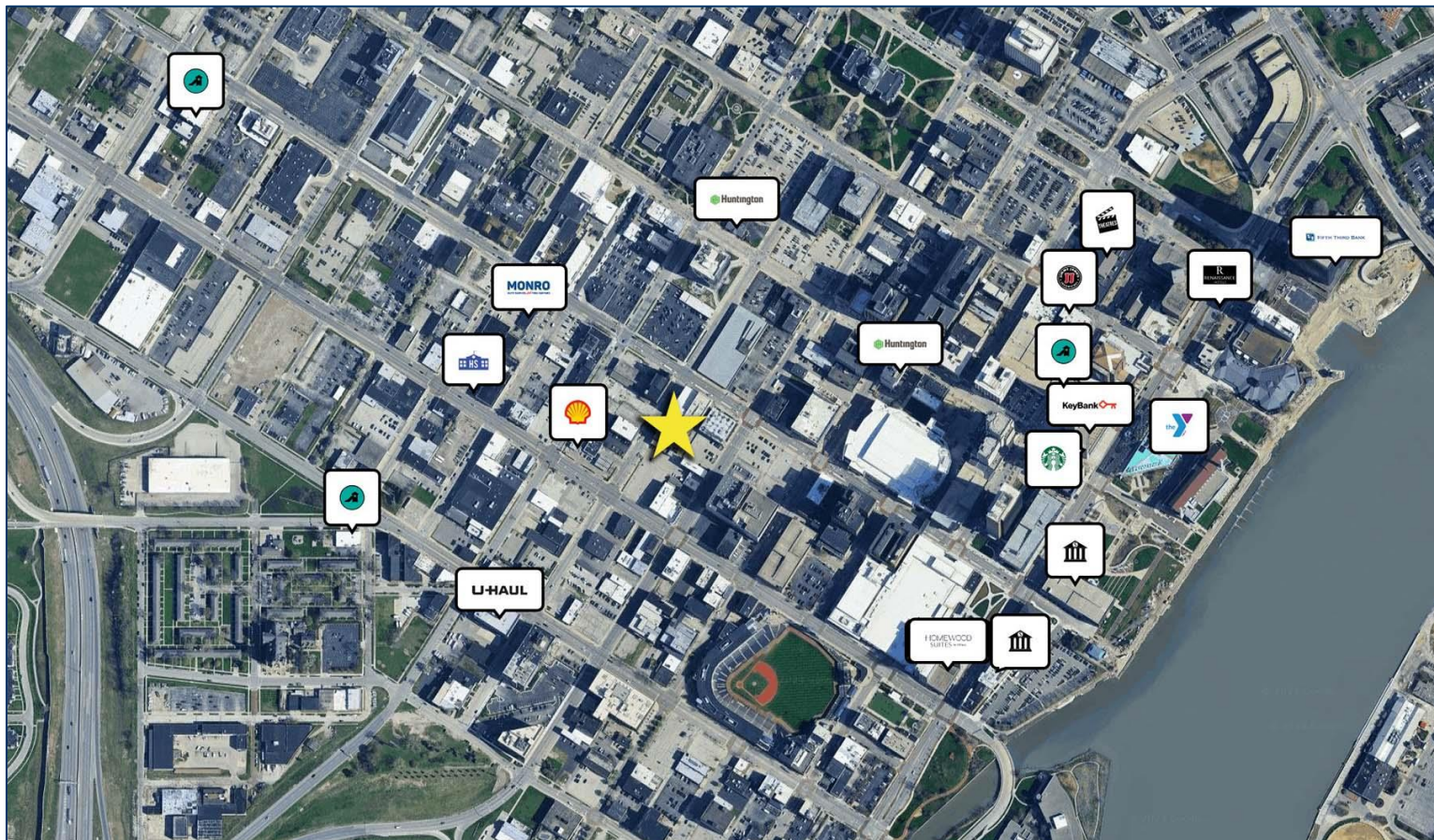
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Aerial Map - Retailer



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