

401 ADAMS STREET, UNIT 3
TOLEDO, OH 43604

OFFICE CONDOMINIUM FOR SALE
6,870 Square Feet Available on 3rd Floor



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

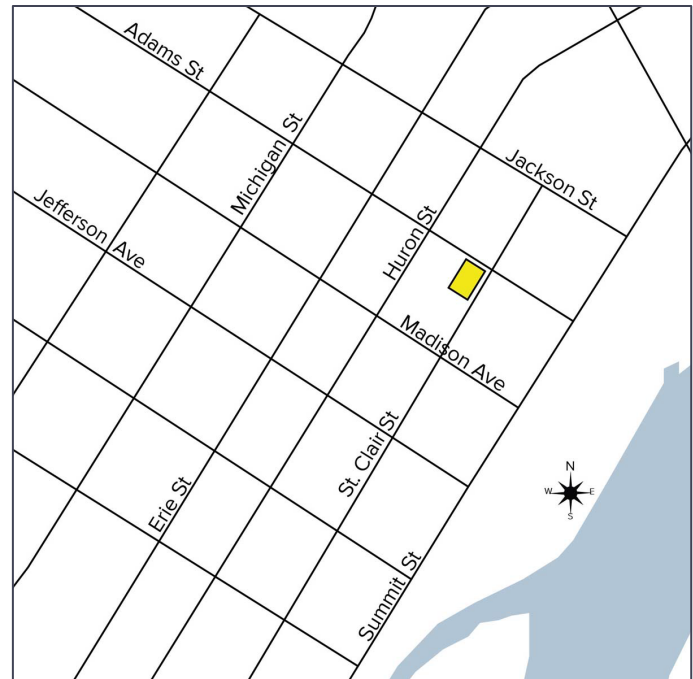
FULL-SERVICE COMMERCIAL REAL ESTATE

THEATRE BLOCK BUILDING



GENERAL INFORMATION

Sale Price:	\$800,000
Subject Condo Size:	6,870 SF
Building Size:	26,695 SF
Number of Stories:	3
Year Constructed:	1920
Condition:	Contemporary – recently renovated
Lot Dimensions:	120' frontage on Adams St. & 100' frontage on St. Clair St.
Acreage:	0.275
Closest Cross Street:	On the corner of St. Clair & Adams
County:	Lucas
Zoning:	CD – Downtown Commercial
Parking:	5 spaces in alley (per easement agreement)
Curb Cuts:	None
Street:	2 lane, 2 way



For more information, please contact:

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rpmack@signatureassociates.com

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mmalczewski@signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick, block, & stone
Structural System:	Assumed stone basement
Roof:	Flat & rubberized
Floors:	Concrete
Floor Coverings:	New vinyl plank, carpet, & ceramic tile
Windows:	Double hung
Ceiling Height:	9' to 11'
Basement:	Shared – current owner uses a portion of the basement and rooftop for storage purposes
Heating & Air Conditioning:	6 packaged units – 5 on 3 rd floor roof top 1 on 2 nd floor roof top
Power:	2 panels – 208 Y, 120 V, 400 amps 3 phase 208 Y, 120 V, 100 amps 3 phase
Restrooms:	5 total – 2 – 5 fixture
Lighting:	Recessed & surface mounted LED
Plumbing:	5 classrooms with sinks, kitchenette(s) with sinks, & kitchen area with a sink.
Security System:	Yes – door entry system with camera doorbell & coded for access. Security cameras in outside terrace area & in all classrooms.
Sprinklers:	Yes
Signage:	Awning along alley

BUILDING INFORMATION

Current Occupant:	Bounty Collegium
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	Tours by appointment

2026 REAL ESTATE TAXES

TD	PARCEL NUMBER	ASSESSOR NUMBER
12	14920	01-047-017
100% Values:		
Land:	\$32,400	
Building:	\$528,200	
Total:	\$560,600	
Total Annual Taxes:		\$2,782.01

Pristine top floor condominium with beautiful outside rooftop terrace.

Completed Modifications:

- Coded door entry system.
- Newer elevator car along with temperature control elevator room.
- Newer wood plank floor on outside terrace.
- Windows waterproofed from outside.
- Newer sinks & countertops.
- Secured bridge walkway with video doorbell system.

ADDITIONAL COMMENTS:

- Condo declarations and bylaws, easement agreements and Right of First Refusal on file.
- First floor lobby area exclusive to third floor condominium.
- Former childcare center.

Right of first refusal language:

Seller granted the adjacent condominium owner a Right of First Refusal on the sale of Condo Unit 3. Adjacent condo owner has 10 days upon receiving a bona fide third party offer to purchase to either agree to purchase Condo Unit 3 under the same terms and conditions or to refuse to purchase the unit.

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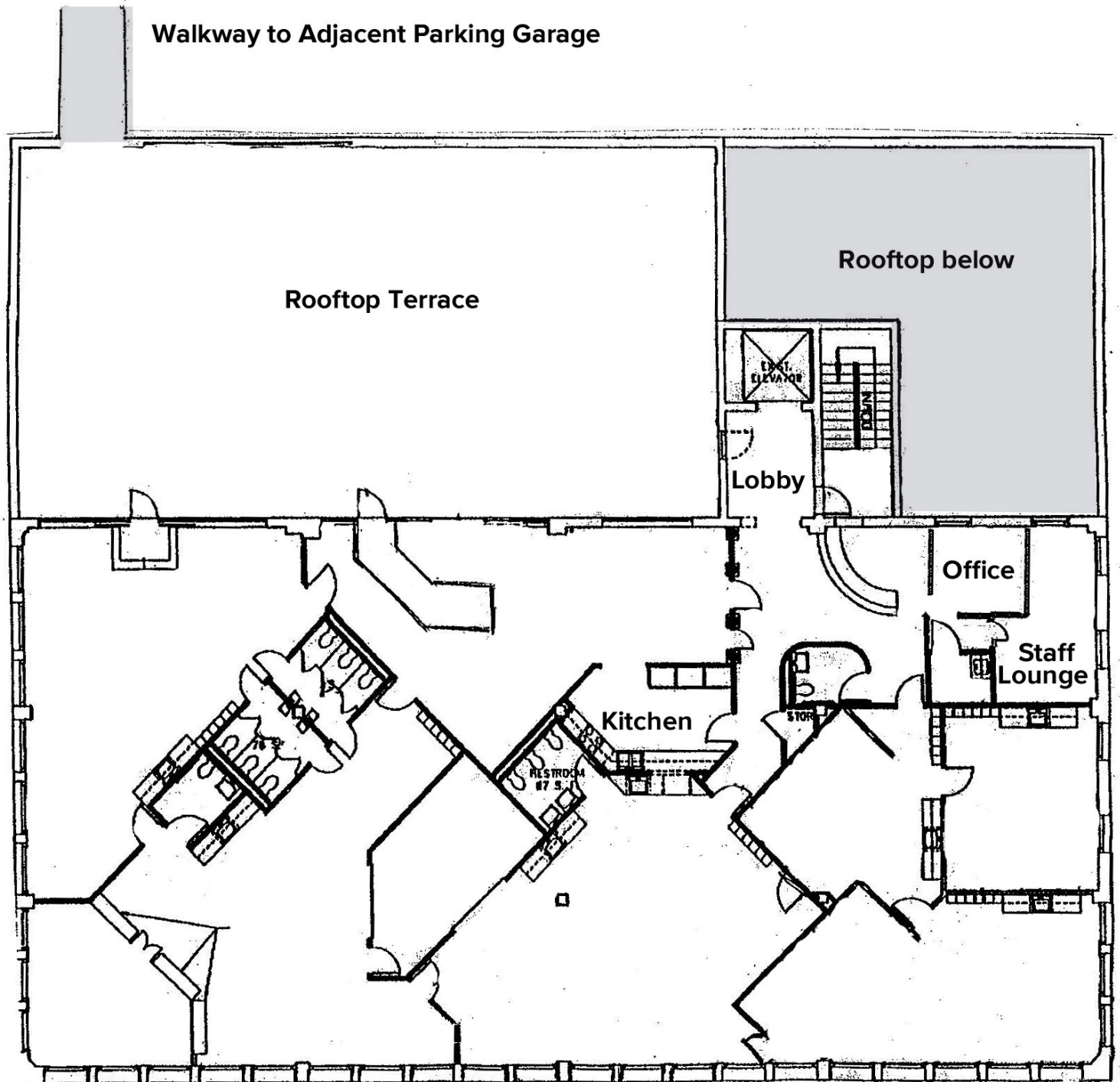
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Floor Plan



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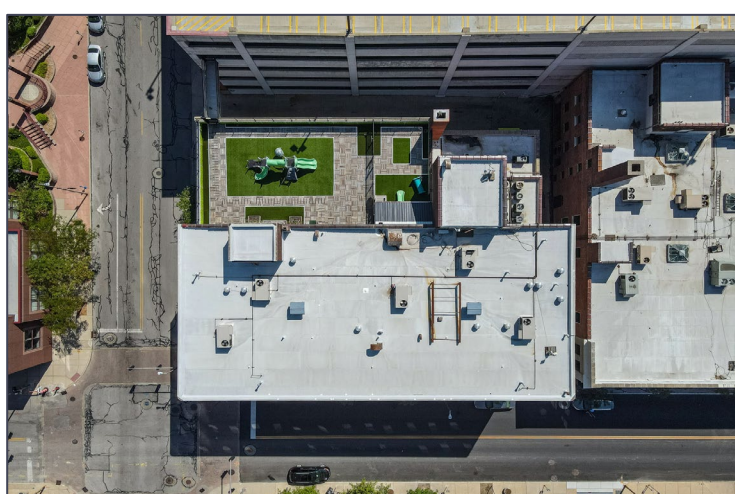
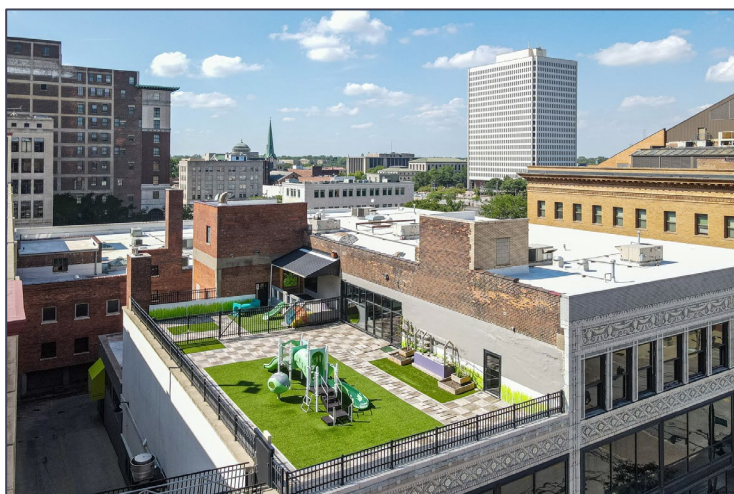
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Exterior Photos



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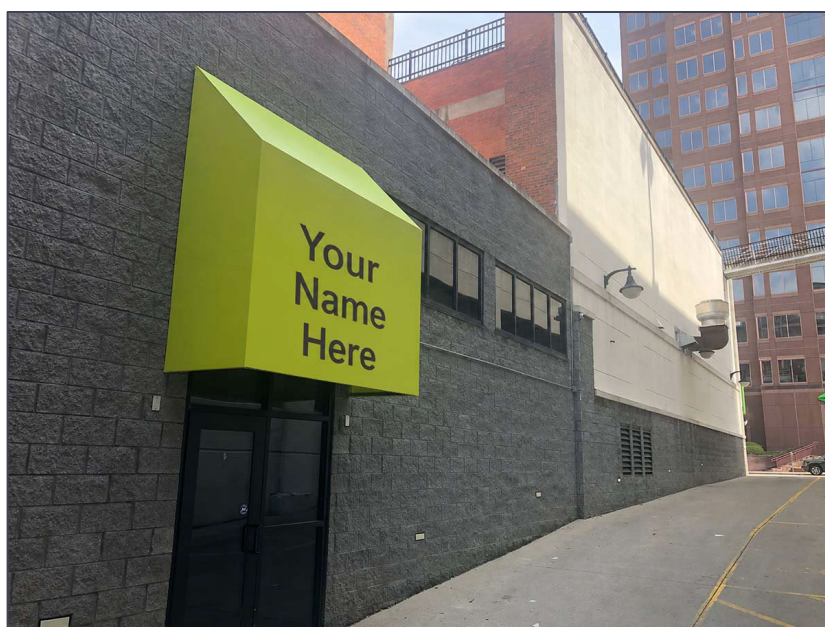
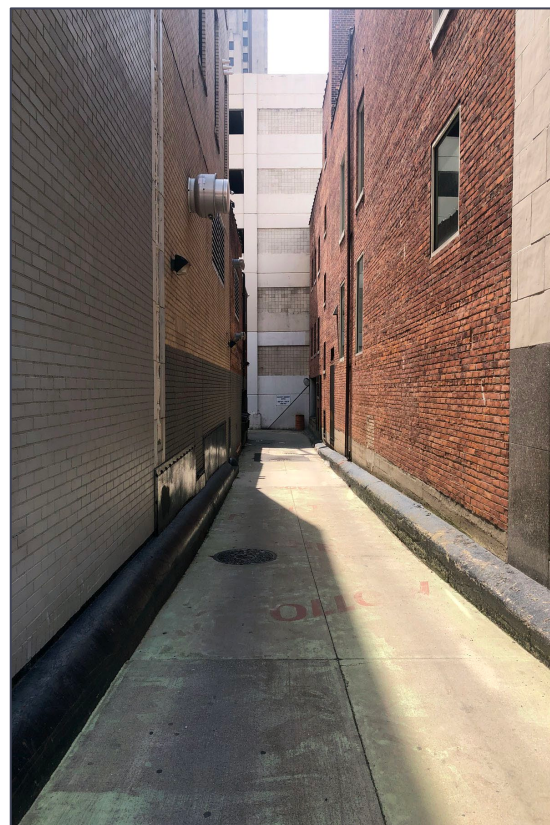
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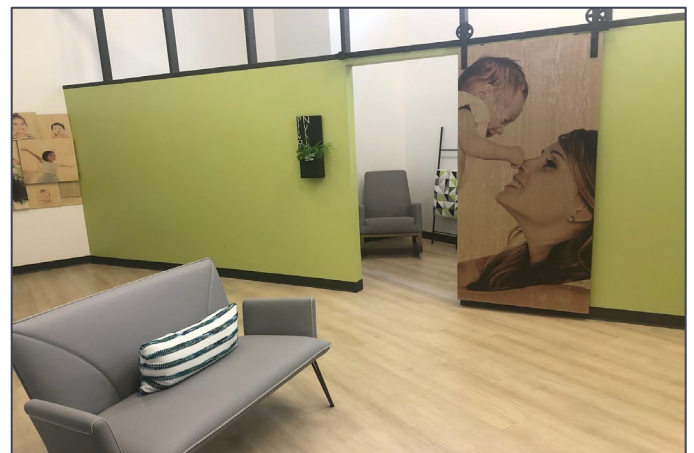
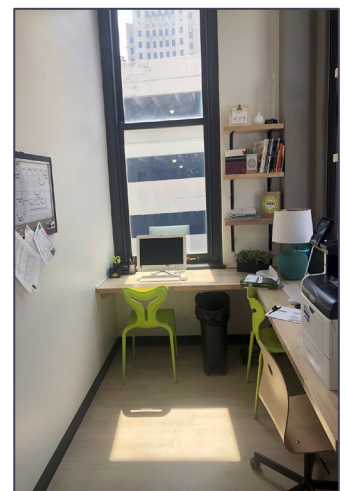
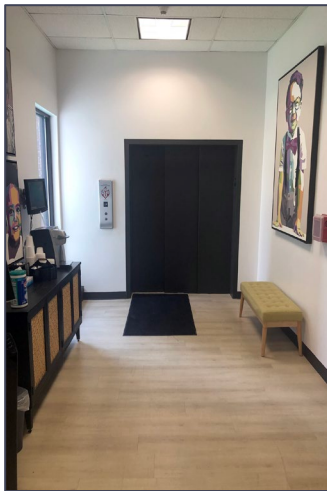
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Images reflect previous use as a daycare. The more recent use has been a gifted education program known as Bounty Collegium - <https://bountyideas.com/dashboard>



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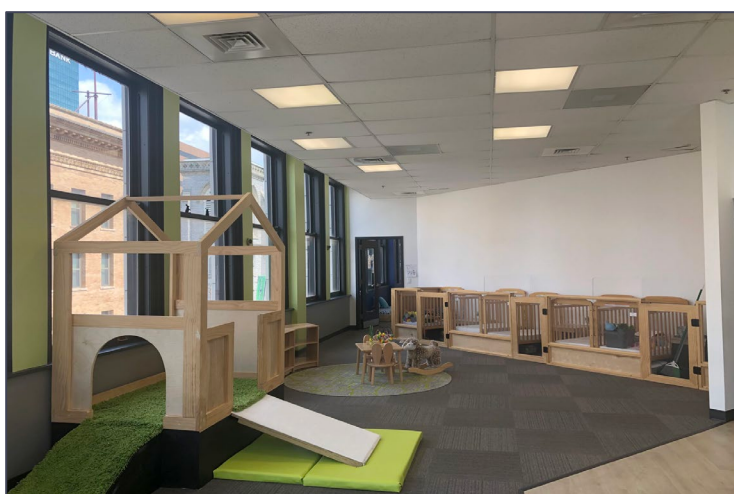
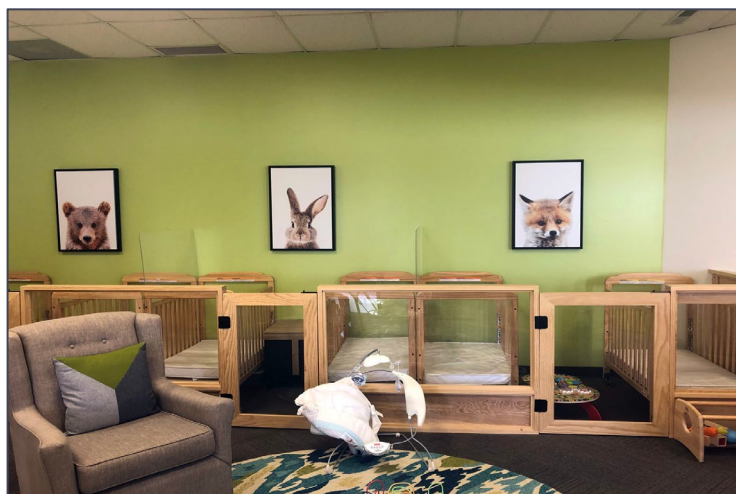
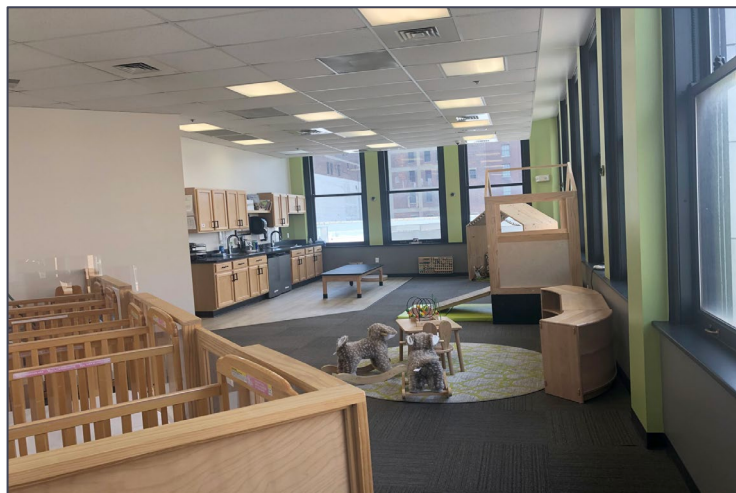
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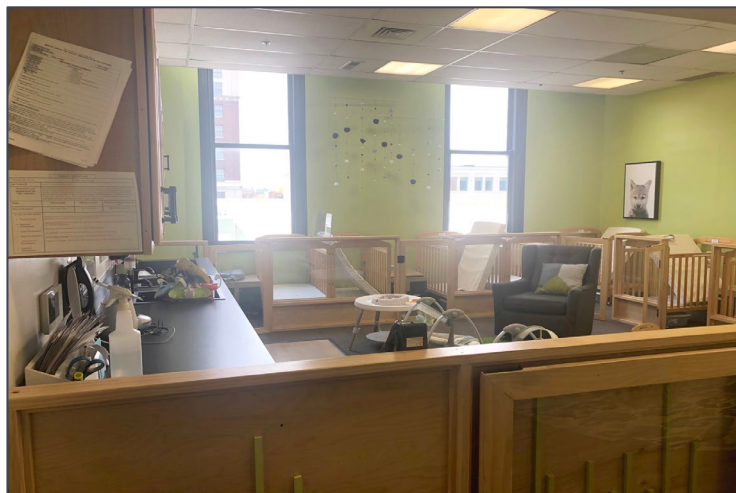
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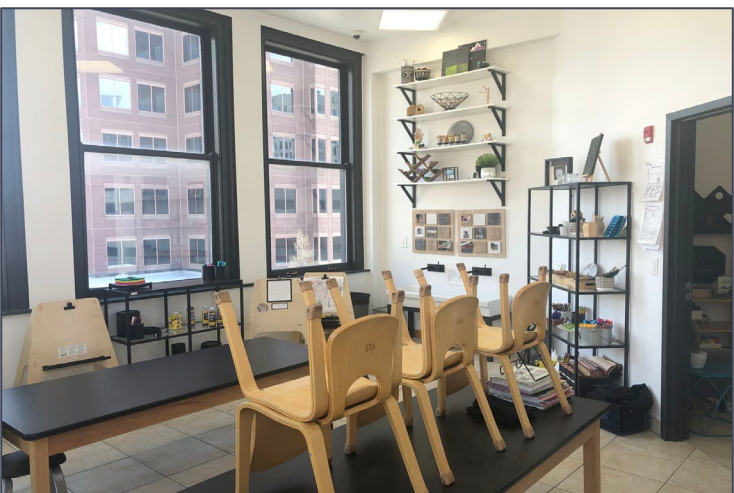
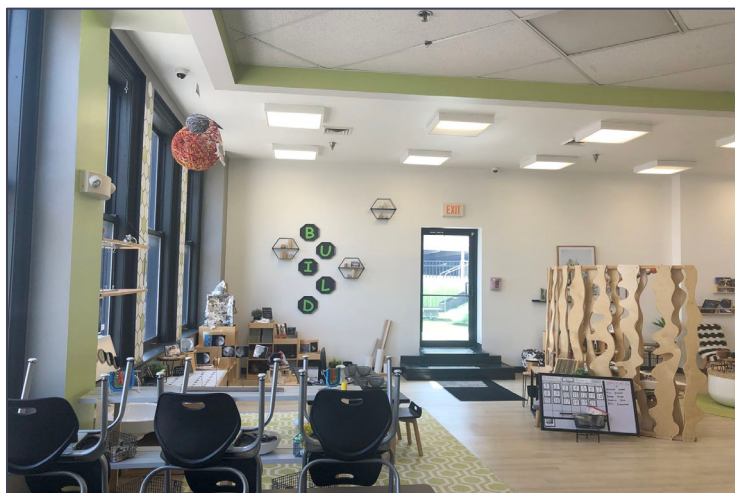
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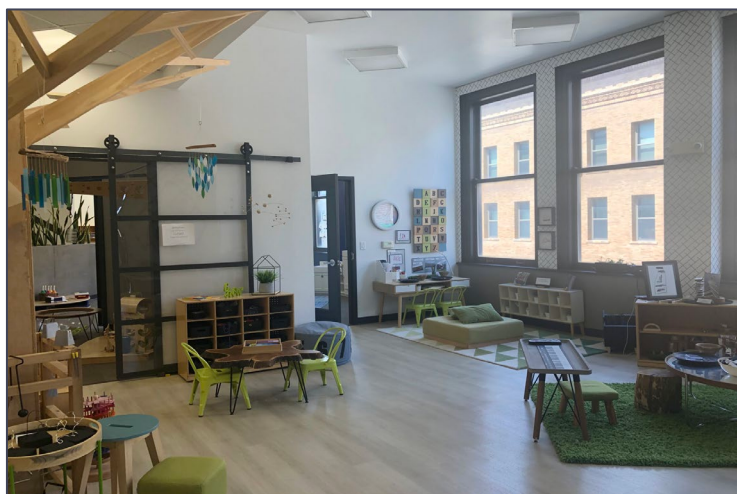
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Basement & Storage Area



Basement Storage



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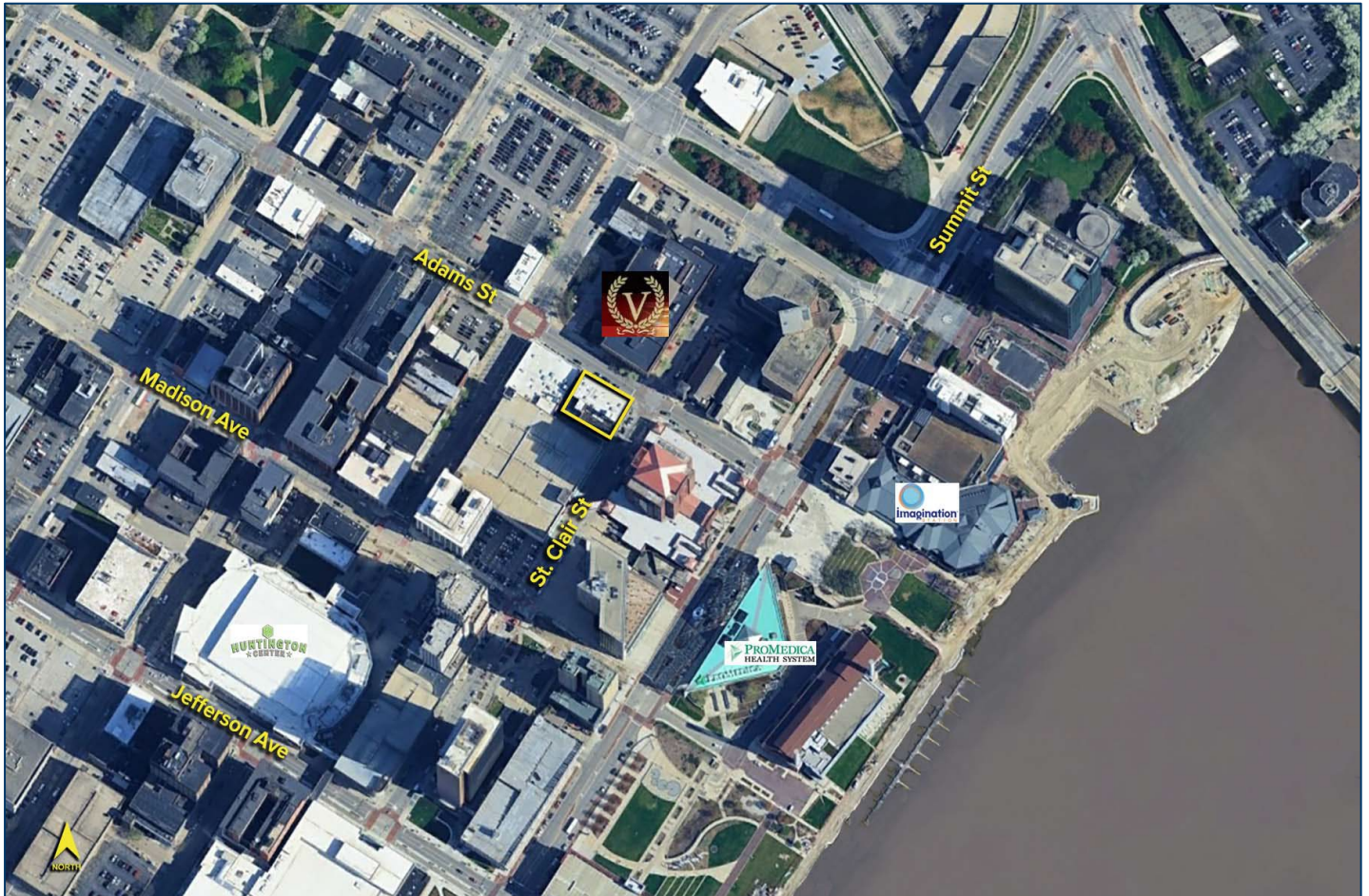
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UTILITIES

Electric:	Toledo Edison – 1 meter
Gas:	Columbia Gas – 1 meter
Water:	City of Toledo
Sanitary & Storm Sewer:	City of Toledo

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,390	\$31,652
3 MILE	92,639	\$40,878
5 MILE	198,694	\$53,035

12-MONTH AVERAGE/ESTIMATE OF COSTS

	Monthly	Yearly
Water – (1/3 of total bill)	\$170.00	\$2,040.00
Waste removal – (1/3 of total bill)	\$300.00	\$3,600.00
Elevator maintenance	\$258.53	\$3,102.36
Alley clean-up & building maintenance	\$150.00	\$1,800.00
Snow Removal (2019/2020)	NA	\$1,047.50

TRAFFIC COUNTS (TWO-WAY)

ADAMS STREET	3,089 (2025)
ST. CLAIR STREET	2,234 (2025)

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