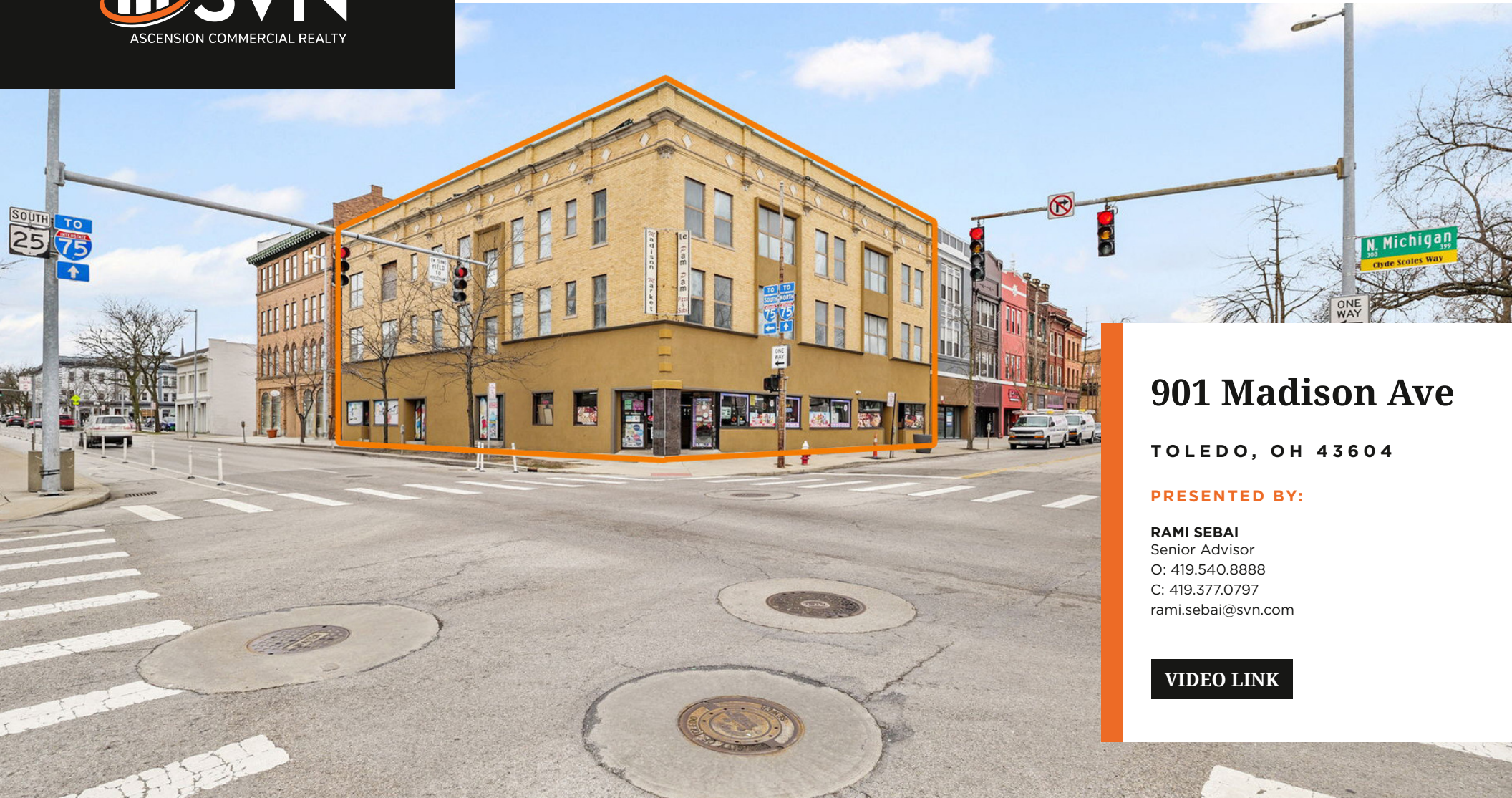




Value-Add Investment Opportunity



901 Madison Ave

TOLEDO, OH 43604

PRESENTED BY:

RAMI SEBAI

Senior Advisor

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VIDEO LINK

PROPERTY SUMMARY

901 MADISON AVE

TOLEDO, OH 43604

OFFERING SUMMARY

REAL ESTATE PRICE:	\$699,000
RE PRICE/SF:	\$28.35/SF
BUILDING SIZE:	24,656 SF
BUSINESS PRICE:	\$250,000
LEASE RATE LEASE SPACE SIZE:	\$12/SF NNN 1,569 SF
LOT SIZE:	0.18 Acres

PROPERTY SUMMARY

24,656 SF building comprised of first floor retail/restaurant and second/third floor shell space available for sale in Downtown Toledo. Highly visible and situated on the corner of Michigan St and Madison Ave between the main branch of the Toledo Library and Hylant Insurance. Within walking distance to many businesses and entertainment including Huntington Center, 5/3rd Field and the Glass City Center. Downtown commercial zoning creates an excellent opportunity as a value-add investment. Located within the Toledo Opportunity Zone, offering potential federal tax advantages for investors. Fun Fact: This original 1950s photo shows the building when it operated as a drug mart and hotel.



PROPERTY HIGHLIGHTS

- First floor: currently leased, 4,570 SF grab & go marketplace, restaurant, and seating area - also available for sale
- First floor: available for lease, 1,569 SF vacant retail space with private entrance along Michigan St.
- Second & third floor: shell space with roughed in plumbing and electrical, has excellent potential for redevelopment into residential -- architectural test fit floor plans for apartments on file
- Basement: 6,139 storage space
- 3 dedicated spaces in rear of building and ample street parking available



**FIRST FLOOR:
GRAB & GO MARKET**



**FIRST FLOOR:
RESTAURANT**



**2ND & 3RD FLOOR:
SHELL SPACE**

PROPERTY DETAILS

SALE PRICE

\$699,000

LEASE RATE

\$12 SF/YR

LOCATION INFORMATION

STREET ADDRESS	901 Madison Ave
CITY, STATE, ZIP	Toledo, OH 43604
COUNTY	Lucas

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	CD Downtown Commercial
LOT SIZE	0.18 Acres
APN #	1549471
LOT FRONTAGE	80 ft
LOT DEPTH	100 ft
CORNER PROPERTY	Yes
2025 TAXES	\$6,739.41/Year

BUILDING INFORMATION

BUILDING SIZE	24,656 SF
BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	3+ Basement
YEAR BUILT	1897
YEAR LAST RENOVATED	2008
ROOF	Flat, Rubber Membrane: New 2012
FLOOR COVERINGS	VCT
FOUNDATION	Basement
EXTERIOR WALLS	Brick and Plaster
ELEVATORS	1
RESTROOMS	2
HVAC	GFA Marketplace: New 2006 GFA: Restaurant: New 2008
UTILITIES	Electric: Toledo Edison Gas: Columbia Gas Water/Sewer: City of Toledo

LEASE SPACE



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,569 SF	LEASE RATE:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
239 Michigan Avenue	Available	1,569 SF	NNN	\$12.00 SF/yr	L-shaped space, adjacent to Madison Market, facing Michigan Avenue

BUSINESS SALE SUMMARY



CURRENT LEASE INFORMATION

YEARS	RENT	TENANT RESPONSIBILITIES	RENEWAL OPTION
2026-2028	\$5,150	-Rent, Utilities, CAM -Snow plow of 3 parking spots -Insurance, \$5,000/Year -HVAC repairs/maintenance	1, Five-Year Option Available

SALE INFORMATION

• Fully equipped grab & go marketplace and pizza & sub shop with seating area. Sale includes FF&E, goodwill, and assumption of current lease. Inventory to be sold separately at cost. Real estate not included. Business financials available upon request and executed CA. Please do not disturb employees.

BUSINESS SALE PRICE: \$250,000

**MADISON
MARKET:**

4,570 TOTAL SF

Includes:

- Grab & Go Marketplace/Grocery,
- Pam Pam's Pizza & Sub Shop,
- Common Space/Seating Area

PROPERTY HIGHLIGHTS

- Fascia signage
- Seating capacity of approx. 20
- Within walking distance to Toledo library and several downtown businesses
- Parking: 3 spaces rear of building, employees. Street parking, customers

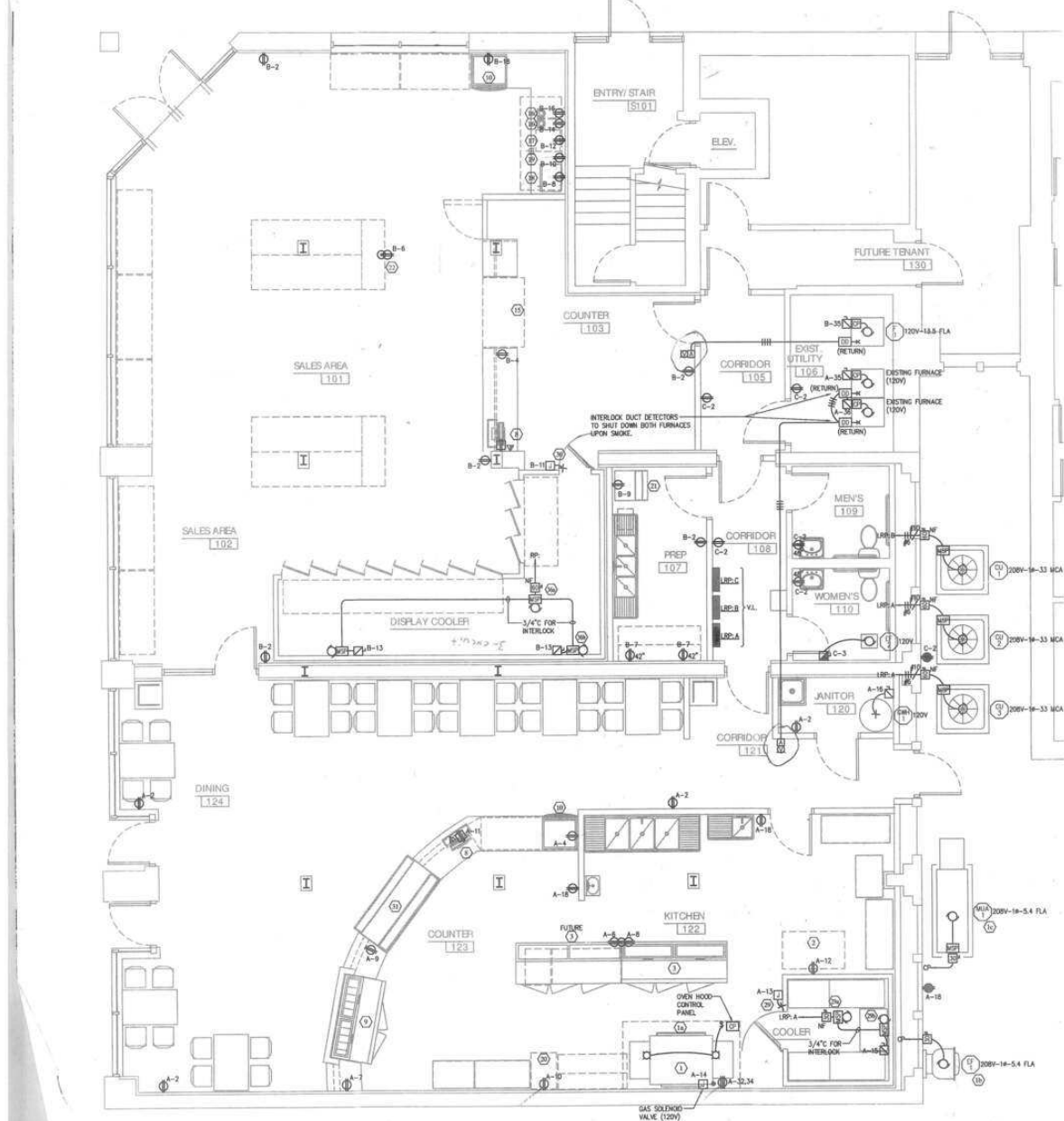
Madison Market FF&E

Vendor Owned FF&E

12	Tables: 4 round, 8 rectangular	2	Shelf Cases
12	Barstools	1	Reach-in Deli Case
24	Chairs w/ backs	1	12-Door Walk-In Cooler
1	Deli Case: 2 Doors	1	Guardian Alarm Security System
1	Meat Slicer	1	Sitless Surveillance Camera system - 8 Cameras
1	Sub Prep Table /w Cooler	All	Fixture Lights
1	Pizza Prep Table w/ Cooler	30	Pizza Screens
1	Turbo Oven	15	Pizza Pans
1	Microwave	All	Silverware & Plates
4	Stainless Steel Prep Tables		
1	Not functional Walk-In Cooler		
1	Double Pizza Oven		
1	Dough Mixer		
2	Triple Dish Sink		
1	Veggie Sink		
1	Ice Maker		
1	Chest Freezer		
1	Upright Freezer		
1	Coffee Maker		
1	Cappuccino Machine		
3	Cash Registers		

1	3-Door Pepsi Cooler
1	2-Door Pepsi Cooler
1	1-Door 7-Up Cooler
1	2-Door Coca Cola Cooler
1	Hershey Ice Cream Freezer
1	ATM Machine
1	Lottery Machine
1	Money Order PC

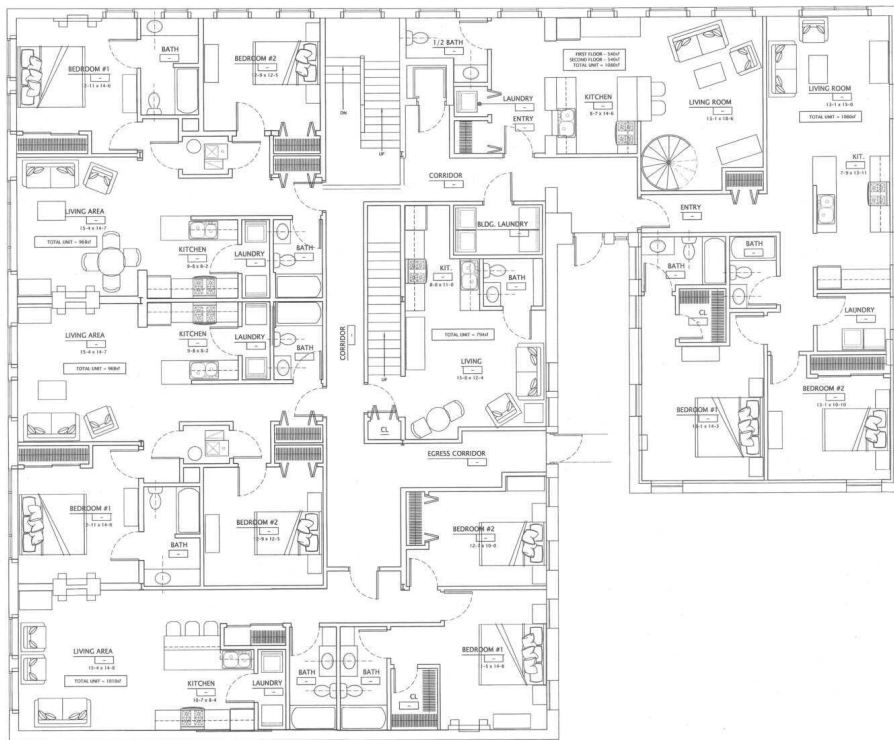
1ST FLOOR FLOORPLAN



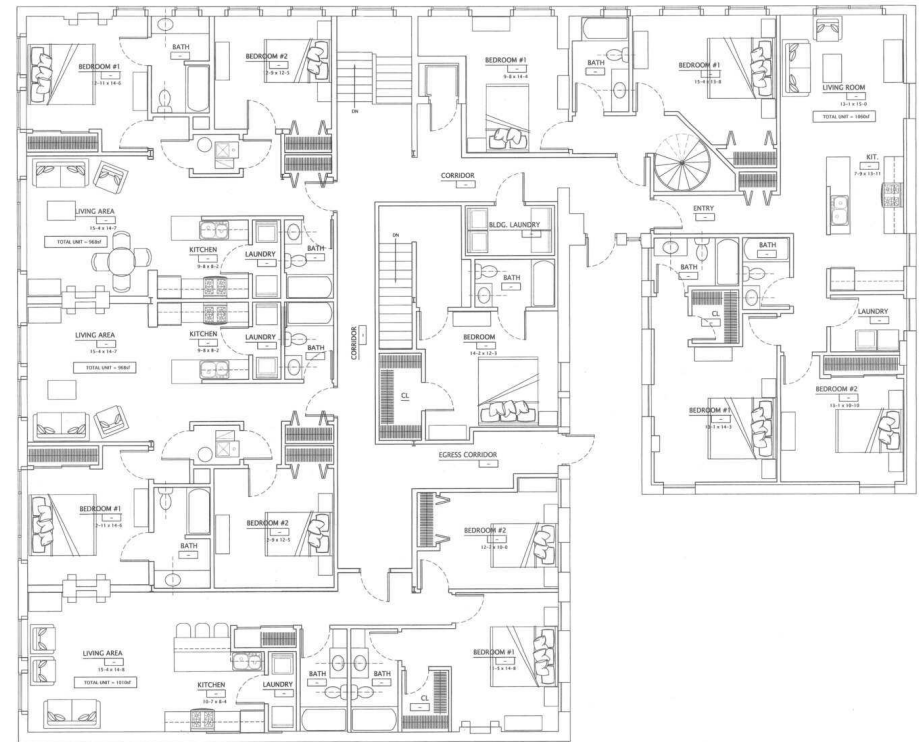
1ST FLOOR PICTURES



PROPOSED 2ND & 3RD FLOOR FLOORPLANS



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

2ND & 3RD FLOOR PHOTOS



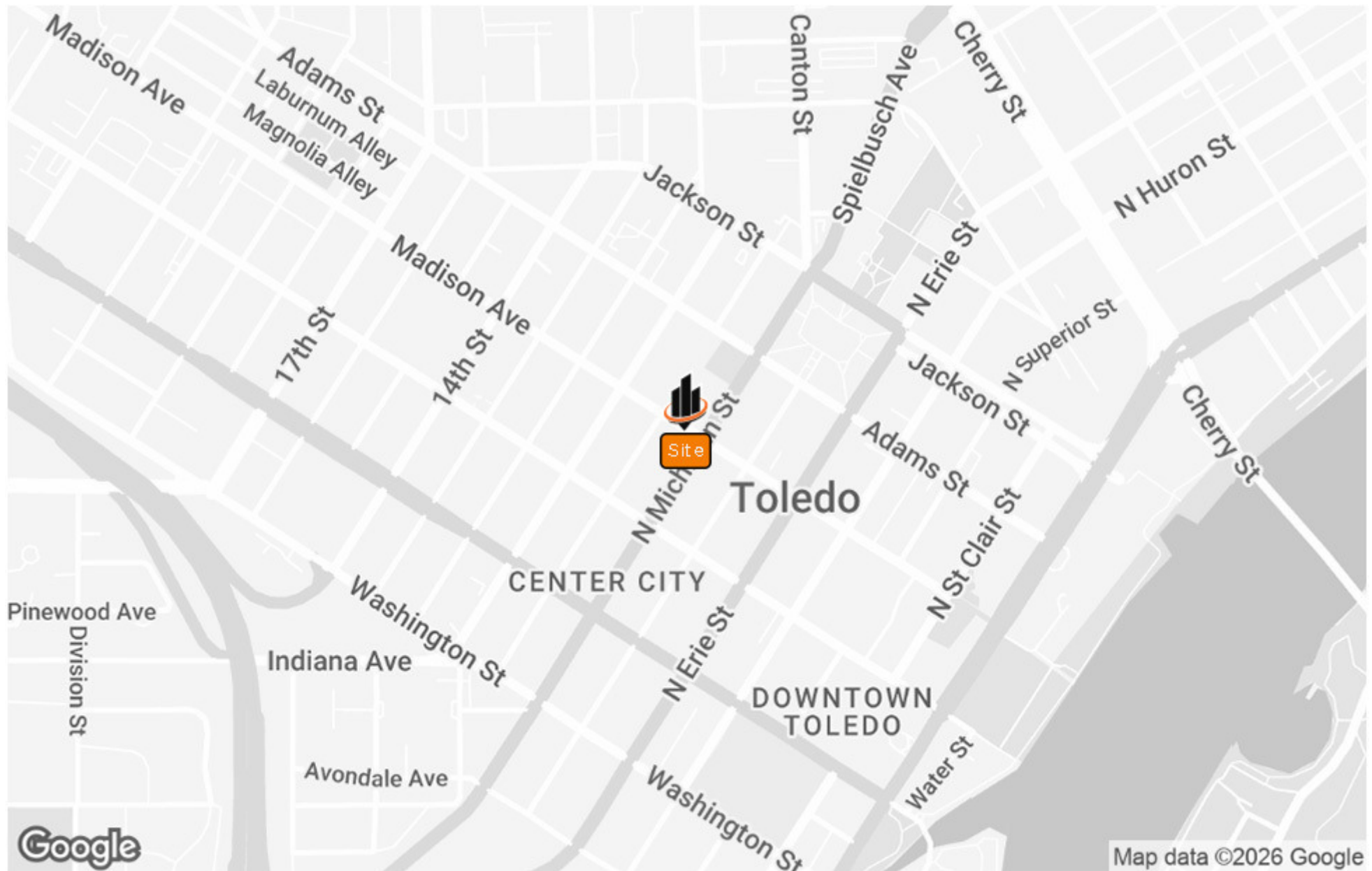
EXTERIOR PHOTOS



RETAILER MAP



ADDITIONAL PHOTOS

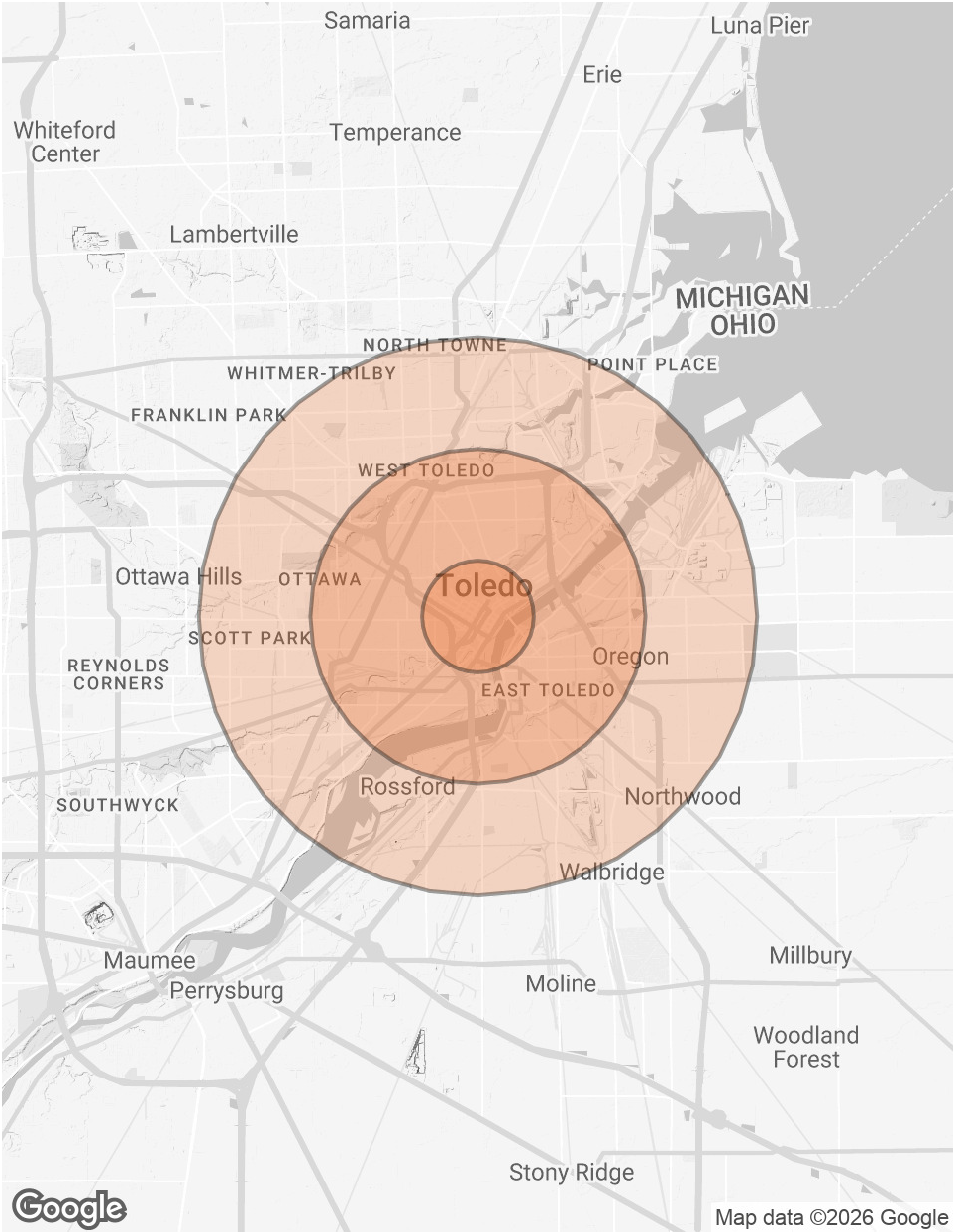


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,276	90,556	200,806
AVERAGE AGE	34.1	36.0	36.7
AVERAGE AGE (MALE)	35.1	34.9	35.8
AVERAGE AGE (FEMALE)	36.8	37.2	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,208	38,228	86,208
# OF PERSONS PER HH	2.0	2.4	2.3
AVERAGE HH INCOME	\$41,464	\$49,277	\$61,924
AVERAGE HOUSE VALUE	\$123,879	\$72,398	\$114,433

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
SUITE 064
TOLEDO, OH 43064



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