

2415 S. BYRNE ROAD
TOLEDO, OH 43614

COMMERCIAL BUILDING FOR SALE OR LEASE
6,000 Square Feet Available



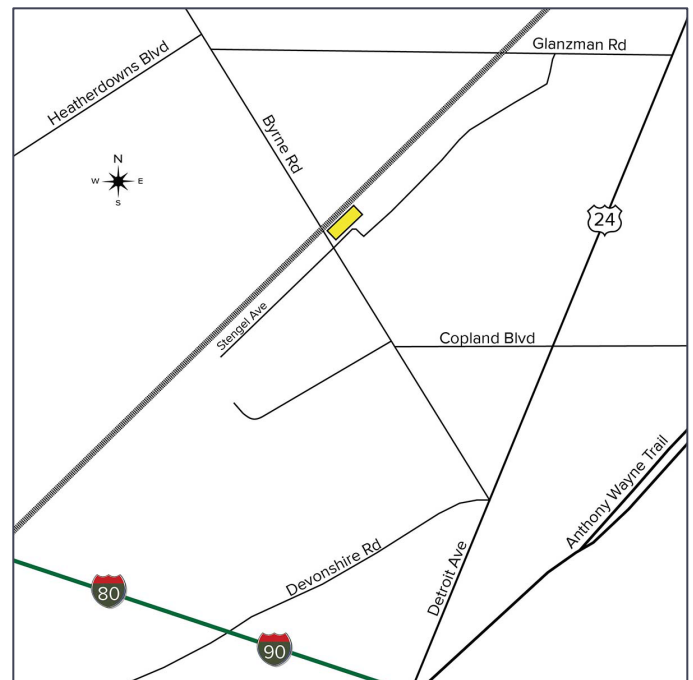
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$450,000
Lease Rate:	\$3,500/month NNN
Building Size:	6,000 square feet
Number of Stories:	One
Year Constructed:	1950
Condition:	Good
Acreage:	0.439 acres
Closest Cross Street:	Stengel Avenue
County:	Lucas
Zoning:	RS-6 – Single Family Res.
Parking:	2 fenced yards
Curb Cuts:	1 on Byrne, multiple on Stengel
Street:	4 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Steel beam
Roof:	Rubber in office, composite in shop
Floors:	Concrete
Floor Coverings:	Tile in showroom, carpet in office
Ceiling Height:	14'
Basement:	No
Heating:	Gas unit heat & Co-Ray-Vac
Air Conditioning:	Office & showroom only
Power:	120/240v/single phase
Restrooms:	Two
Delivery area:	Yes
Overhead Doors:	Two – 12'
Sprinklers:	No
Signage:	Facia

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately
Other Occupants:	Former American Rent-All
Sign on Property:	Yes
Key Available:	Lockbox

2025 REAL ESTATE TAXES

Parcel:	18-08948
Assessor Number:	06177020
Total Taxes:	\$8,881.92
Land value:	\$24,300
Improvement value:	\$150,900
Total value:	\$175,200

Comments:

- 1-ton hoist monorail.
- Showroom is 28' x 50'.
- Office is approximately 1,000 square feet.
- 2 private offices.
- Open work area.
- Parts counter.
- Mezzanine storage.
- Utility sink.
- Washer/dryer hookup.
- Super halide lighting.
- Partially fenced yard.
- Above ground storage tank.

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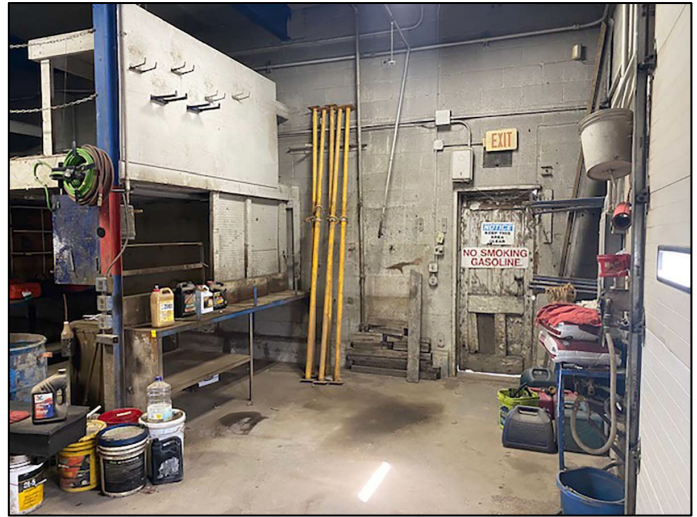
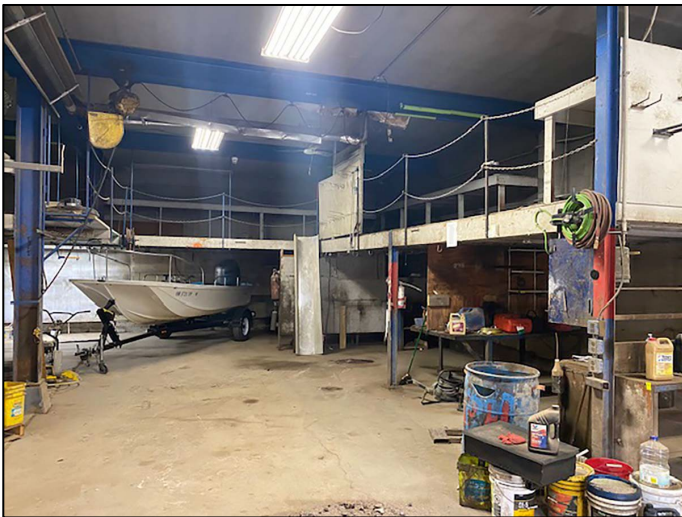
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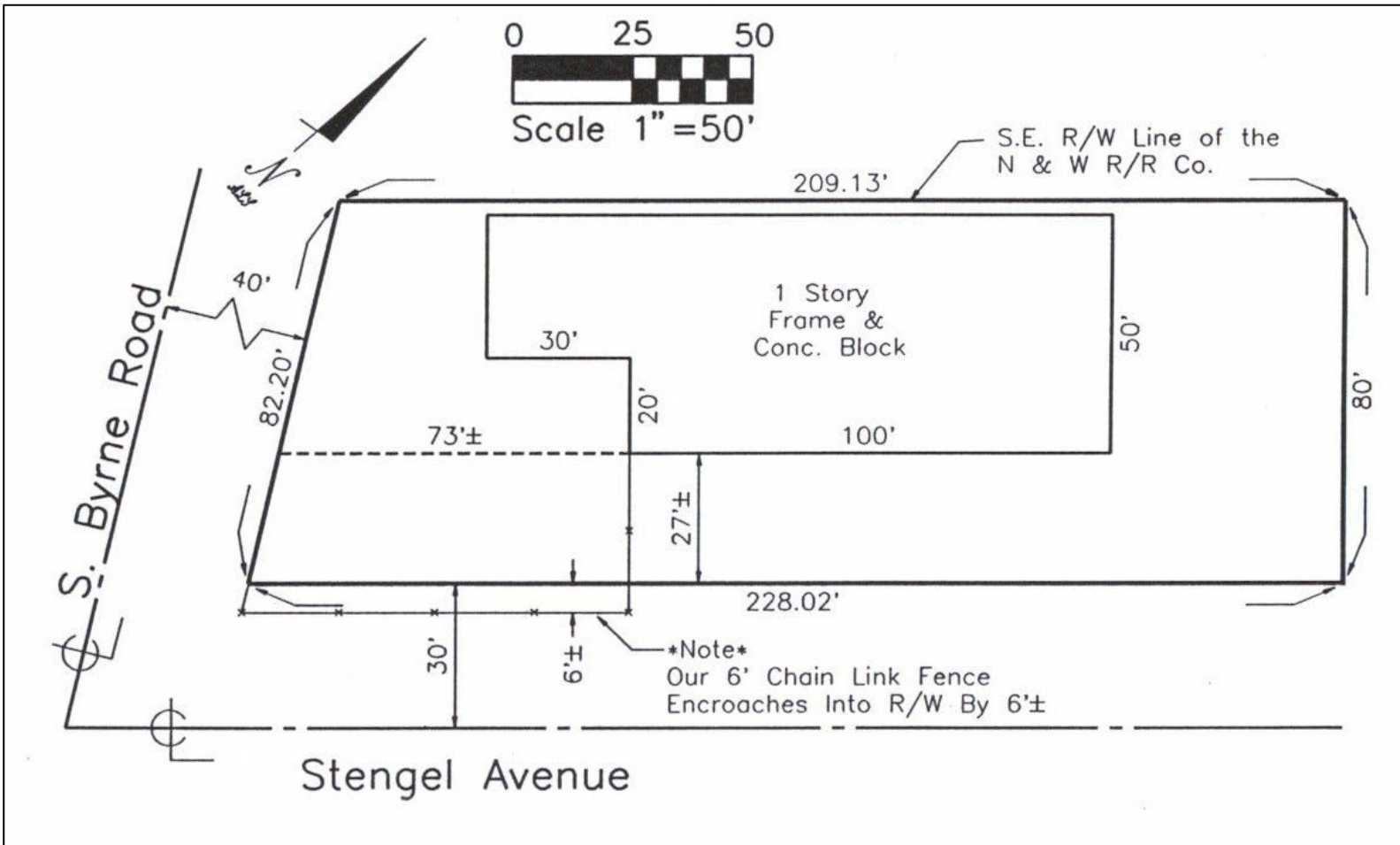


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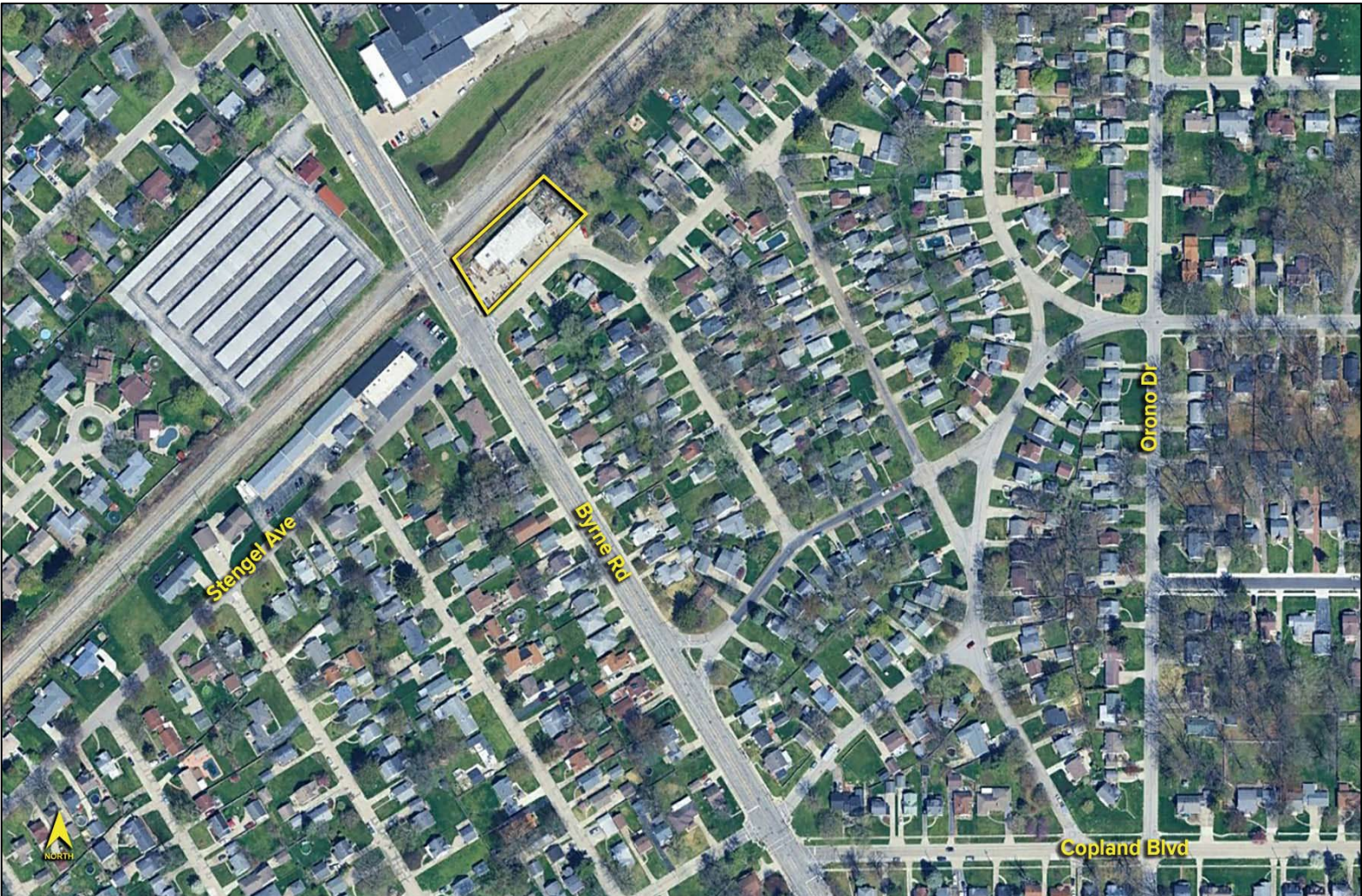
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UTILITIES	
Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

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