

3650 UPTON AVENUE  
TOLEDO, OH 43613

COMMERCIAL BUILDING FOR SALE  
5,400 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

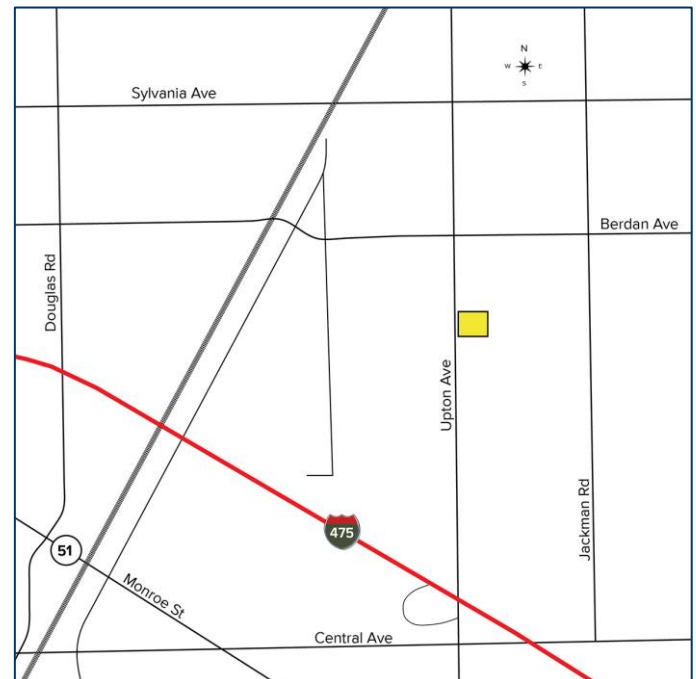
FULL-SERVICE COMMERCIAL REAL ESTATE

**QC PRINTING**



## GENERAL INFORMATION

Price:	\$85,000
Building Size:	5,400 SF
Number of Stories:	1
Year Constructed:	1940
Condition:	Good
Lot Dimensions:	60' X 118'
Acreage:	0.16 per AREIS
Closest Cross Street:	Talbot Street
County:	Lucas
Zoning:	10-CR, Regional Commercial
Parking:	2 unmarked spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

**ZACK LIBER**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 3650 Upton Avenue, Toledo, OH 43613

## Commercial Building For Sale

5,400  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Concrete block
Structural System:	Masonry
Roof:	Rubber – new in 2022
Floors:	Concrete
Floor Coverings:	Carpet in office
Ceiling Height:	12'-15' in warehouse
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	440V
Restrooms:	2
Security System:	Yes - fire + burglar
Overhead Doors:	1 – 12' & 1 – 14'
Sprinklers:	No
Signage:	Facade

### BUILDING INFORMATION

Current Occupant:	QC Printing
Occupancy Date:	Negotiable
Sign on Property:	Yes
Showing Instructions:	Contact brokers

### 2023 REAL ESTATE TAXES

TD:	05
Parcels:	09911
Assessor Numbers:	03192024
Total Annual Taxes:	\$2,742.00

### Comments:

- Well-maintained building situated on a corner lot.
- Building breakdown: 75% warehouse and 25% office
- New roof in 2022.
- The business is available for sale separate from the real estate.
- 3/10 of a mile from on/off ramp I-475/I-75.
- Promedica Toledo Hospital is 1 mile away.

For more information, please contact:

**ZACK LIBER**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 3650 Upton Avenue, Toledo, OH 43613

## Commercial Building For Sale

5,400  
Square Feet  
AVAILABLE



For more information, please contact:

**ZACK LIBER**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

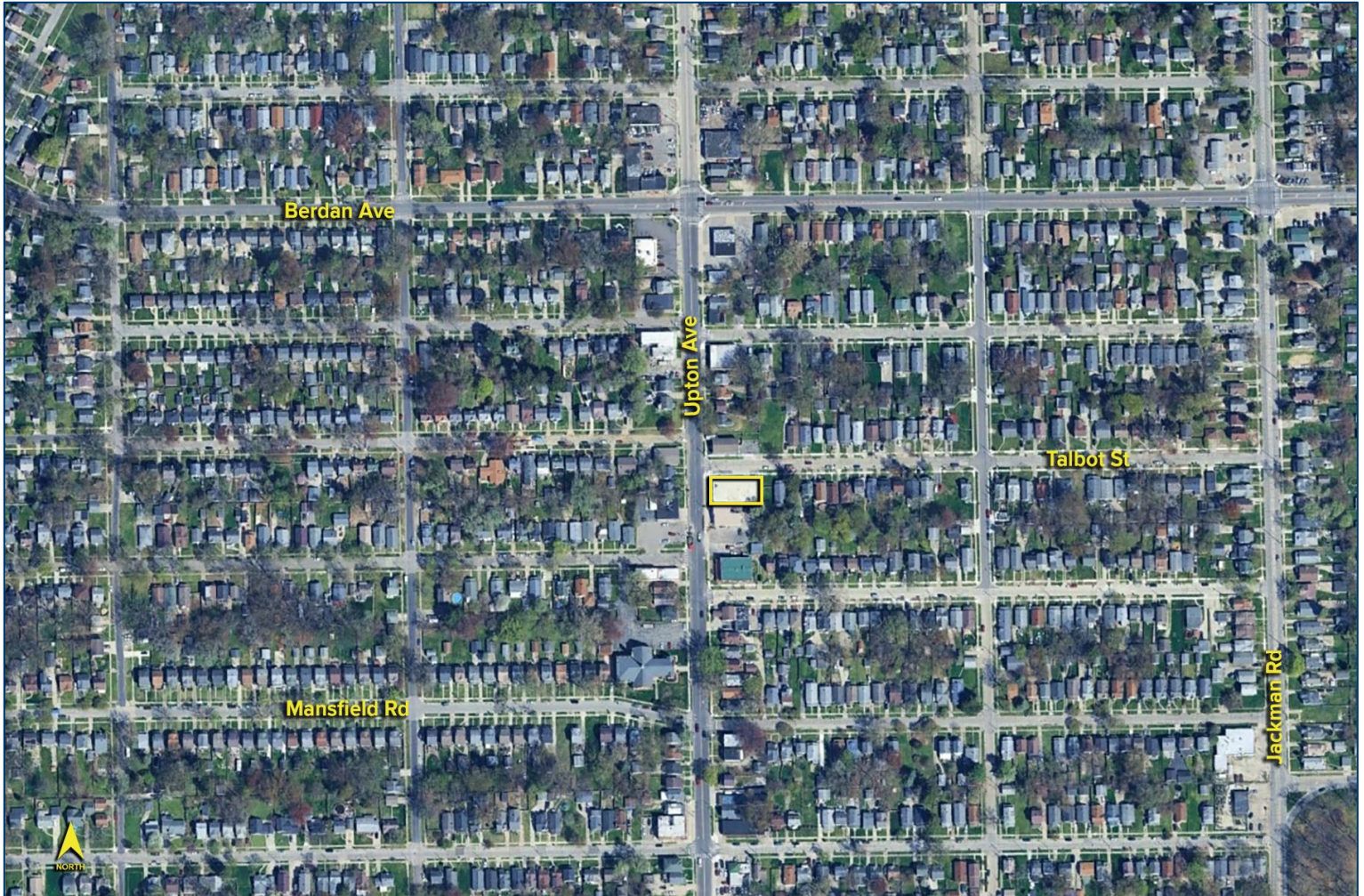
**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 3650 Upton Avenue, Toledo, OH 43613

## Commercial Building For Sale

5,400  
Square Feet  
AVAILABLE



### TRAFFIC COUNTS (TWO-WAY)

17,450	Upton Avenue
4,950	Berdan Avenue
13,150	Jackman Road
100,260	I-475

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	18,277	\$59,482
3 MILE	118,516	\$57,435
5 MILE	227,678	\$58,397

For more information, please contact:

**ZACK LIBER**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com