

6800 W. CENTRAL AVENUE  
BUILDING J  
TOLEDO, OH 43617 ( SYLVANIA TWP.)

OFFICE CONDOMINIUM FOR SALE & LEASE



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FULL-SERVICE COMMERCIAL REAL ESTATE

**INVESTMENT/OWNER USER**



## GENERAL INFORMATION

### BUILDING SIZES & PRICING

Entire Building	4,845 sf	\$365,000
1 <sup>st</sup> floor	2,040 sf	Toledo Clinic
2 <sup>nd</sup> floor	765 sf	Unique Innovated Health Care Services
Basement	2,040 sf	\$900/mo. gross

Number of Stories:	2
Year Constructed:	1995
Condition:	Very good
Lot Dimensions:	IRR. – Approx. 190' frontage
Closest Cross Street:	McCord Road
County:	Lucas
Zoning:	C-2 Highway/General Commercial
Parking:	20 spaces/ in common
Curb Cuts:	1
Street:	4 lane with center turn



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Office Condominium For Sale & Lease

4,845  
Square Feet  
AVAILABLE

BUILDING SPECIFICATIONS	
Exterior Walls:	Wood siding board & brick
Structural System:	Wood frame
Roof:	Asphalt Shingle - pitched
Floors:	Wood/concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	8'-9' with some vaulted areas
Basement:	Yes – 2,040 sf - built out
Heating:	Gas forced air
Air Conditioning:	Yes – central
Power:	200 amps
Restrooms:	(1) Basement, (2) 1 <sup>st</sup> fl., (1) 2 <sup>nd</sup> fl.
Security System:	Yes
Sprinklers:	No
Signage:	Directory board at entrance

Comments:

- Located in Sylvania Township (no city income tax is levied)
- Semi-finished basement, one bathroom, storage, kitchenette
- 2<sup>nd</sup> floor multiple office with bathroom, nice finishes

BUILDING INFORMATION	
Occupancy Date:	Closing or lease execution
Sign on Property:	No
Showing Instructions:	Call agent to schedule appt.
Showing Hours:	Monday, Wednesday, Friday

LEASE DETAILS	
Term:	3 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant Responsible For:	
Cable, internet, janitorial services & supplies, and any other utilities + services needed for its own use.	

2024 REAL ESTATE TAXES	
TD:	78
Parcel Number:	32547
Total Annual Taxes:	\$7,096.08 (2023)
	\$6,564.84 (2024)

BUILDING INFORMATION					
Suite	Tenant	SF	Annual Rent Gross	Monthly Rent Gross	Rent Term
1 <sup>st</sup> fl.	Toledo Clinic; INC. – (Allergy & Immunology)	2,040	\$42,000	\$3,500	5 yr. 10/01/2024 3% increase every yr.
2 <sup>nd</sup> fl.	Unique Innovated Health Care Services	765	\$8,400	\$700	3 yr. 07/01/2025
Basement	Vacant	2,040	-----	-----	
Bldg. Total:		4,845	\$50,400	\$4,200	
Condo Fee: \$630/mo. (\$7,560/yr.)					
2024 Utility Bills: \$2,170 Insurance: \$1,704					
Toledo Clinic Office Hours: Tuesdays and Thursdays only					

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### First Floor



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### Second Floor



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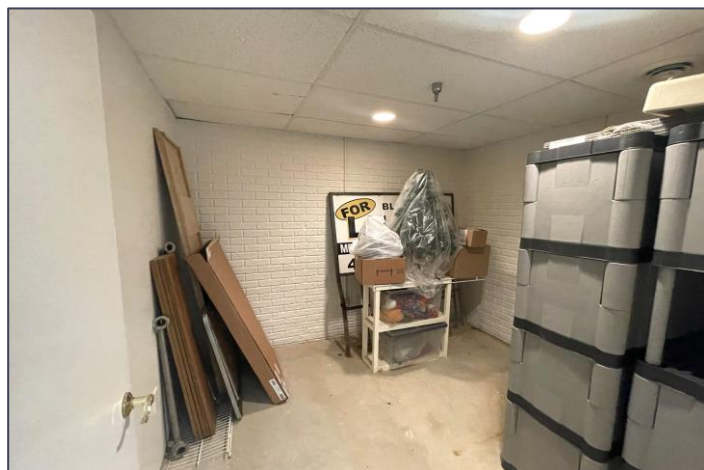


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### Basement



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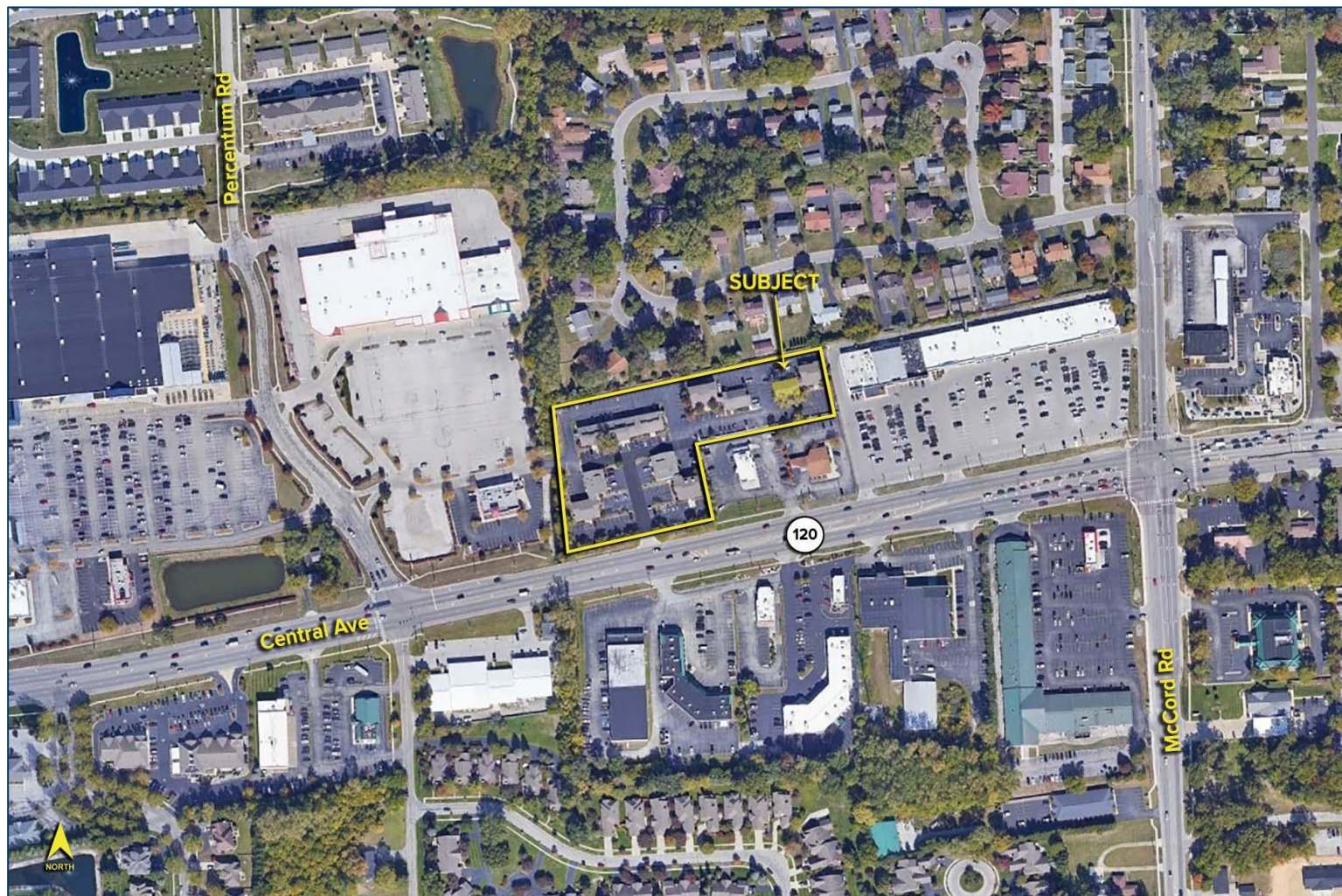
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### 2023 TRAFFIC COUNTS (TWO-WAY)

38,934	W. Central Avenue
16,000	N. McCord Road

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,907	\$119,034
3 MILE	54,462	\$93,893
5 MILE	136,845	\$84,703

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