

2340 DETROIT AVE./RIVER RD.
MAUMEE, OH 43537

INVESTMENT PROPERTY FOR SALE
Multi-tenant Office Building with 100% tenancy



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FULL-SERVICE COMMERCIAL REAL ESTATE

HARVEY-KINKADE BUILDING



GENERAL INFORMATION

Sale Price:	\$950,000
Building Size:	12,690 sf (GBA) 9,798 sf (GLA)
Number of Stories:	3
Year Constructed:	1974
Condition:	Very good
Closest Cross Street:	River Road
County:	Lucas
Zoning:	C-1 General Commercial
Parking:	44 spaces
Curb Cuts:	1 on Detroit; 2 on River Road
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Fresh carpet
Ceiling Height:	8'
Basement:	No
Heating:	Electric
Air Conditioning:	Central
Power:	200 amp
Security System:	Available at tenant's cost
Restrooms:	2 – in common
Sprinklers:	No
Elevator:	Yes
Signage:	Monument & at suite
Delivery Area:	In front

2023 REAL ESTATE TAXES

TD:	36
Parcel Number:	20707
Total Annual Taxes:	\$19,874.71

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,096	\$71,138
3 MILE	59,192	\$68,150
5 MILE	132,660	\$63,581

TRAFFIC COUNTS (TWO-WAY)

2,300	S. Detroit Avenue
4,300	River Road
17,555	Anthony Wayne Trail

Comments:

- Access to Detroit Avenue and River Road.
- Wheelchair accessible ramp & elevator.
- Additional photos upon request.
- Full sets of building and elevator plans.
- New HVAC units, 3-year-old roof, newer windows.
- Tenants consist of regional, national, and local businesses.



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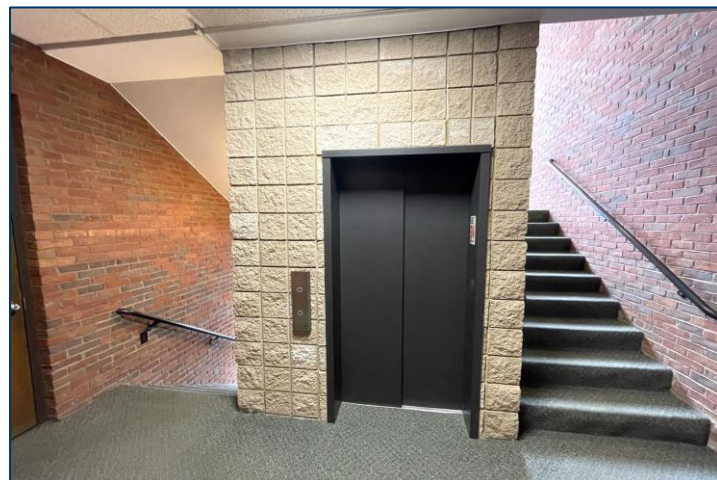
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Common area



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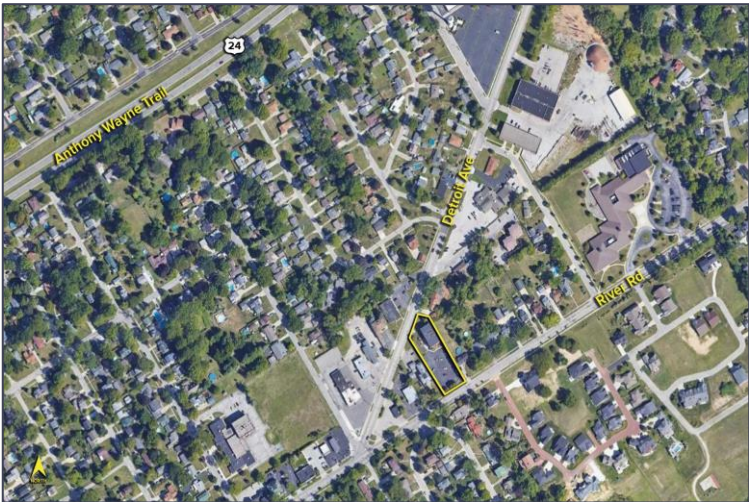
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Rent Roll

Property: 2340 S Detroit Ave

As of: December 2024

	Tenant Name	Tenant Name	Tenant Name	
	Acrisure (dba Kaminsky & Associates)	Vintage Aerial, LTD	Debra Reichard	
Location	3rd Floor - all	2nd Floor - Suite 2	2nd Floor - Suite 4	
Floor	3rd	2nd/1st	2nd	
Total SF	3,500	1,700	428	
Monthly Rent	\$4,000.00	\$1,950.00	\$540.00	
Annualized	\$48,000.00	\$23,400.00	\$6,480.00	
Price per SF	\$13.71	\$13.76	\$15.14	
Lease Expiration	9/30/2025	8/31/2026	8/31/2026	
	Tenant Name	Tenant Name	Tenant Name	
	NWGS	Sanderson Law Offices	OAPSE	
Location	2nd Floor - Suite 1	1st Floor - Suite 1	1st Floor - Suite 2	
Floor	2nd	1st	1st	
Total SF	1,800	800	800	
Monthly Rent	\$2,100.00	\$800.00	\$875.00	
Annualized	\$25,200.00	\$9,600.00	\$10,500.00	
Price per SF	\$14.00	\$12.00	\$13.13	
Lease Expiration	7/31/2025	3/31/2026	10/31/2026	
	Tenant Name	Tenant Name		
	Vacant – Owner Occupied	Light Works, LLC		
Location	1st Floor - Suite 3	1st Floor - Suite 4		TOTALS
Floor	1 st	2nd	(GBA)	12,690 SF
Total SF	100	670	(GLA)	9,798 SF
Monthly Rent	\$0.00	\$800.00	Monthly Income	\$11,065.00
Annualized	\$0.00	\$9,600.00	Yearly Income	\$132,780.00
Price per SF	\$0.00	\$14.33		
Lease Expiration	Used for building storage	9/30/2025		

OCCUPANCY BREAKDOWN

	Total Units	Percentage	Total Area/SF
Occupied	7	77%	9,798 (GLA)
Vacant	0	----	----
Common Area		23%	2,892

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2023 FINANCIAL BREAKDOWN

Property: 2340 S Detroit Avenue, Maumee, Ohio

January through December 2023

Ordinary Income/Expenses	2023 ACTUAL
Income	
Rental	\$ 127,090.00
Total Income	\$ 127,090.00
Expenses	
Insurance	\$ 2,982.00
Professional Fees	\$ 3,817.00
Lawn Service/Snow Removal	\$ 3,161.00
Elevator Maintenance/Licensing	\$ 2,119.00
Cleaning	\$ 2,451.00
Labor, Materials, Sign Repair, HVAC, Roof	\$ 6,070.00
Property Taxes	\$ 18,188.00
Trash Removal	\$ 1,180.00
Utilities	
Electric	\$ 12,967.00
Water	\$ 1,107.00
Total Expenses	\$ 52,872.00
Net Operating Income (NOI)	\$ 74,218.00
Cap Rate	7.81% cap rate year 1.

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