

6800 W. CENTRAL AVENUE  
UNIT E - REAR  
SYLVANIA TOWNSHIP, OH 43617



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE CONDO FOR SALE OR LEASE  
836 Square Feet Available



## GENERAL INFORMATION

Sale Price:	\$99,000
Lease Rate:	\$900/month gross
Space Available:	836 square feet
Number of Stories:	Three
Year Constructed:	1989
Condition:	Good
Lot Dimensions:	Irregular – approx. 190' frontage
Closest Cross Street:	McCord Road
County:	Lucas
Zoning:	C-4
Parking:	In common
Curb Cuts:	One
Street:	4 lane with center turn



For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
(419) 249 6314 or (419) 215 1008  
mmalczewski@signatureassociates.com

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

**BUILDING SPECIFICATIONS**

Exterior Walls:	Wood siding board & brick
Structural System:	Wood frame
Roof:	Asphalt shingle – pitched
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	8' – 9' with some vaulted areas
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	One
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	No

**BUILDING INFORMATION**

Current Occupant:	Unoccupied
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Lockbox

**LEASE DETAILS**

Term:	Negotiable
Security Deposit:	1 month's rent
Improvement Allowance:	None
Tenant/Condo Owner Responsible For:	Utilities – est. \$125/mo Condo fees – est. \$130/mo RE taxes – est. \$175/mo Total – est. \$430/mo

**2023 REAL ESTATE TAXES**

TD:	78
Parcels:	98990
Assessor Number:	30330004
Total Taxes:	\$2,074.28

**Comments:**

- Open work area, 2 offices, restroom.
- Located in Sylvania Township where no City income tax is levied.
- Freshly painted and new ceramic tile plank floor throughout.
- First three months are rent free subject to terms and conditions offered.

For more information, please contact:

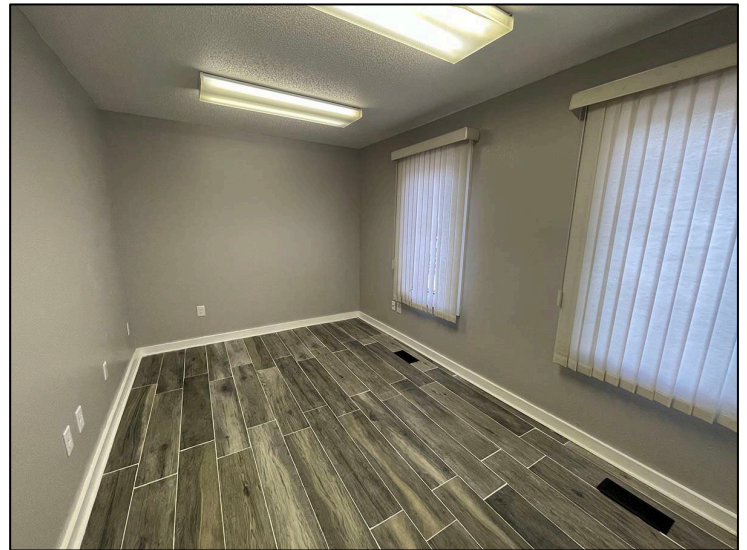
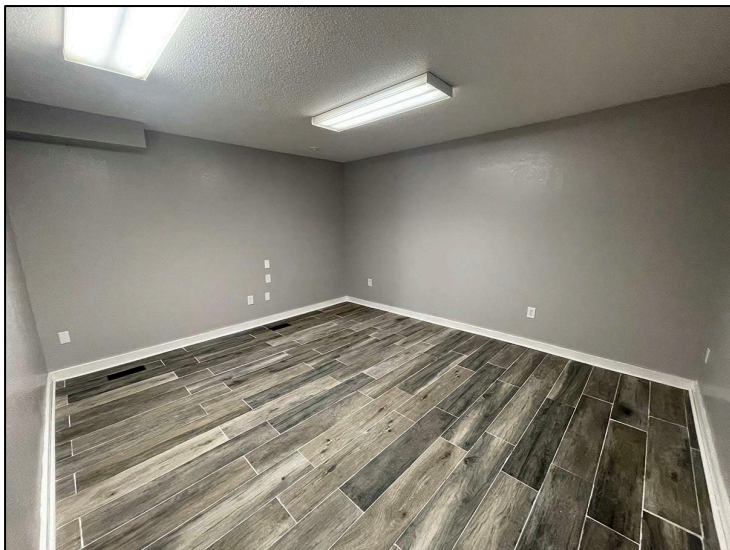
**MEGAN MALCZEWSKI, CCIM, SIOR**  
(419) 249 6314 or (419) 215 1008  
mmalczewski@signatureassociates.com

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

6800 W. Central Avenue, Sylvania Twp, OH 43617

Office Condo For Sale or Lease

836  
Square Feet  
AVAILABLE



For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
(419) 249 6314 or (419) 215 1008  
mmalczewski@signatureassociates.com

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

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

6800 W. Central Avenue, Sylvania Twp, OH 43617

Office Condo For Sale or Lease

836  
Square Feet  
AVAILABLE



For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
(419) 249 6314 or (419) 215 1008  
mmalczewski@signatureassociates.com

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