



AVAILABLE FOR SALE | OFFICE

**6629 W. CENTRAL AVENUE | TOLEDO, OH 43617**

**26,112 SF OFFICE BUILDING**

[rkgcommercial.com](http://rkgcommercial.com)

**Reichle | Klein Group**   
Commercial Property Brokers, Managers & Investment Advisors





6629 W. CENTRAL AVENUE

## Offering Summary

Sale Price:  
**\$2,225,000**

Building Size:  
**26,112 SF**

Year Built/Renovated:  
**1990/2021**

Lot Size:  
**2.284 Acres**

Price / SF:  
**\$85.21**

### Property Overview

- Well maintained all-brick professional office building in Sylvania Township
- 2.284 Acres
- Building is 26,112 SF and could be single or multi-tenant (13,056 SF per floor)
- Numerous updates performed since 2021
- Elevator

Contact us for additional information!  
**[rkgcommercial.com](http://rkgcommercial.com)**

**RK**





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## Property Details

Number Of Floors  
**2**

Structural System  
**Wood**

# Parking Spaces  
**125**

Property Type  
**Office**

Acreage  
**2.284 Acres**

Cross Streets  
**McCord**

Roof  
**Asphalt Shingle**

Annual Real Estate  
Taxes/Annual Real Estate  
Taxes Per SF  
**\$73,777.44 / \$2.82**

Utilities  
**Internet: Buckeye  
Broadband  
Power: Toledo Edison /  
First Energy  
Fuel: Columbia Gas  
Water: DPU - Toledo**

Building Exterior  
**Brick**

Parcel Nos.  
**7858920**

Lobby Signage  
**Yes**





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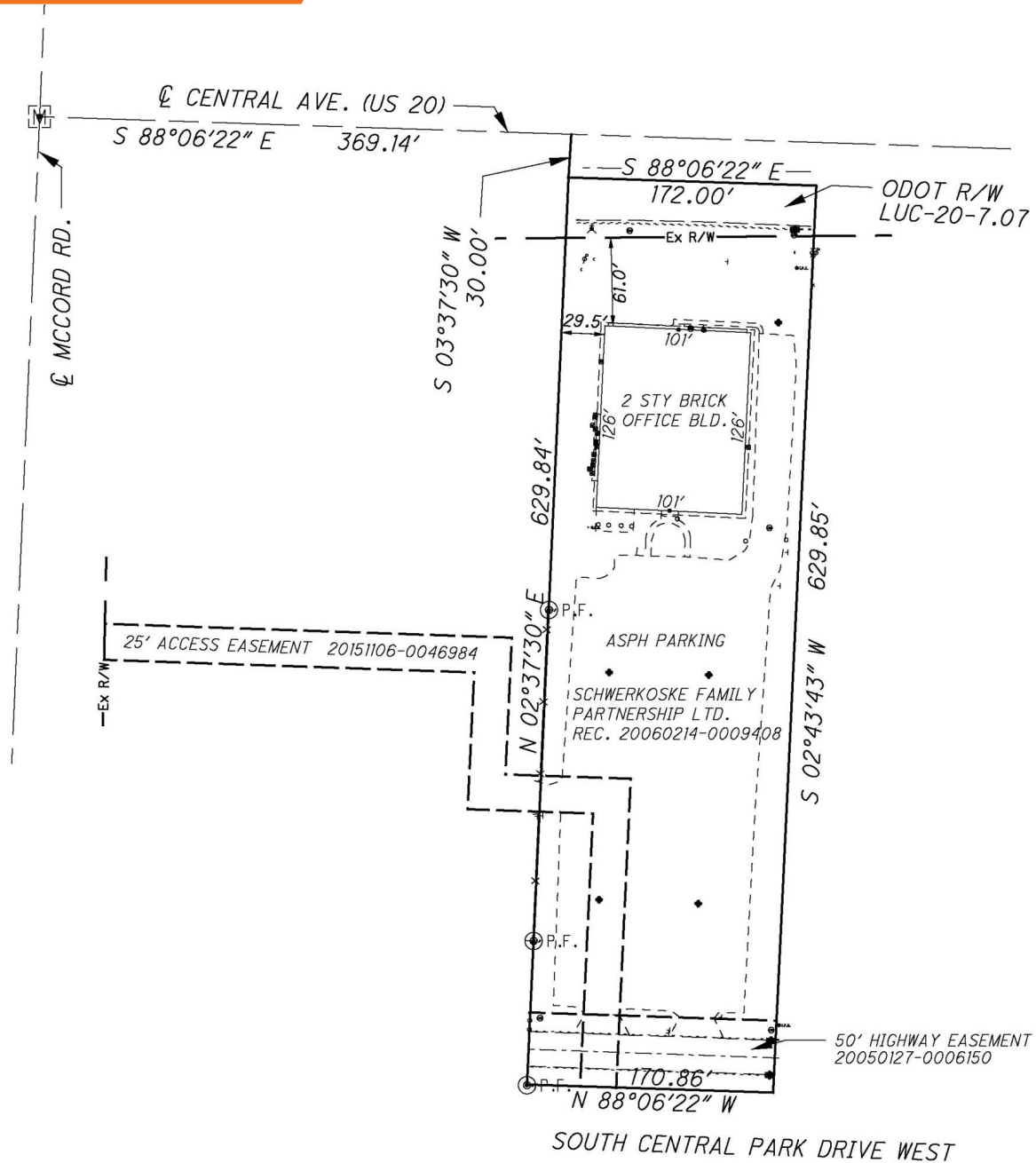




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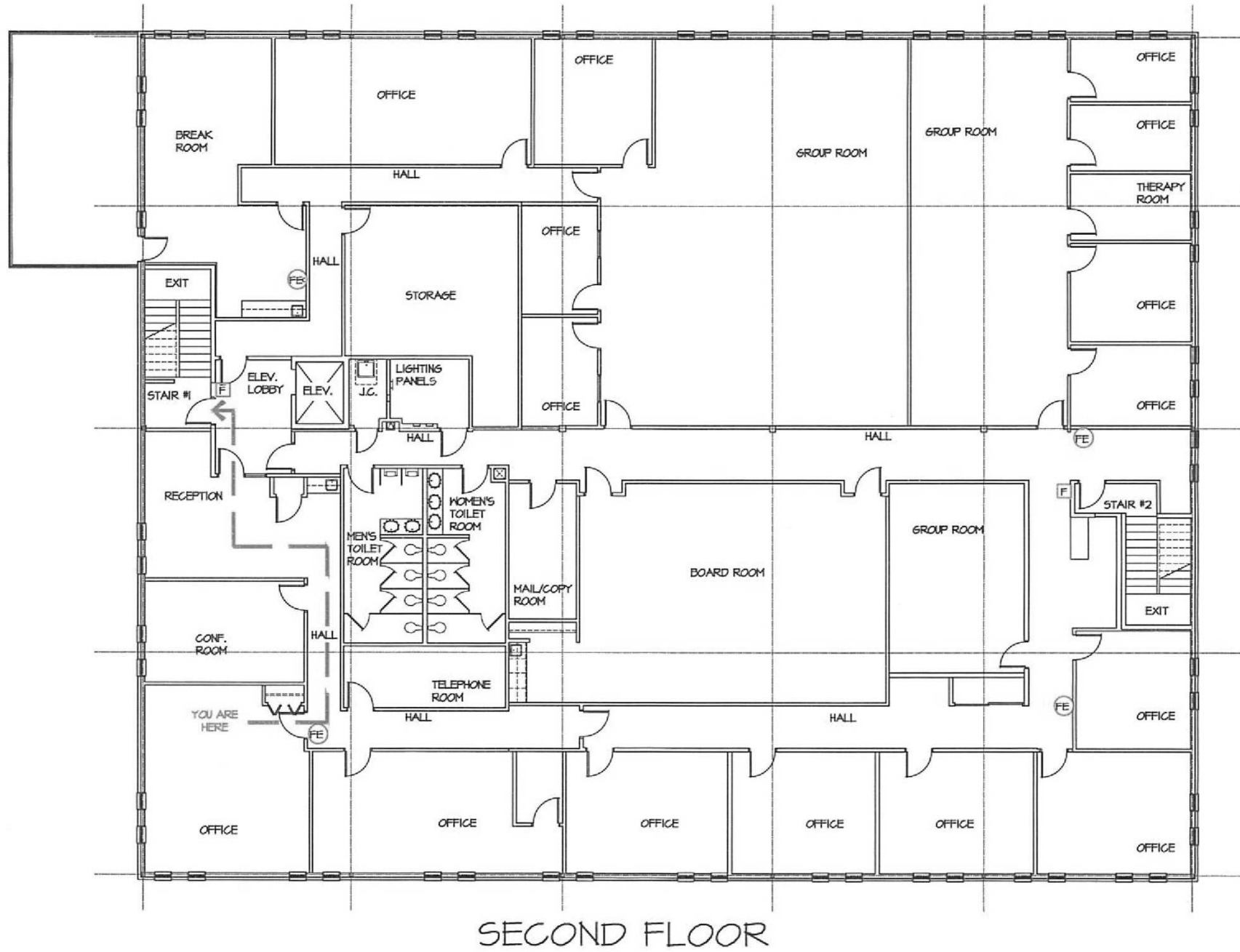














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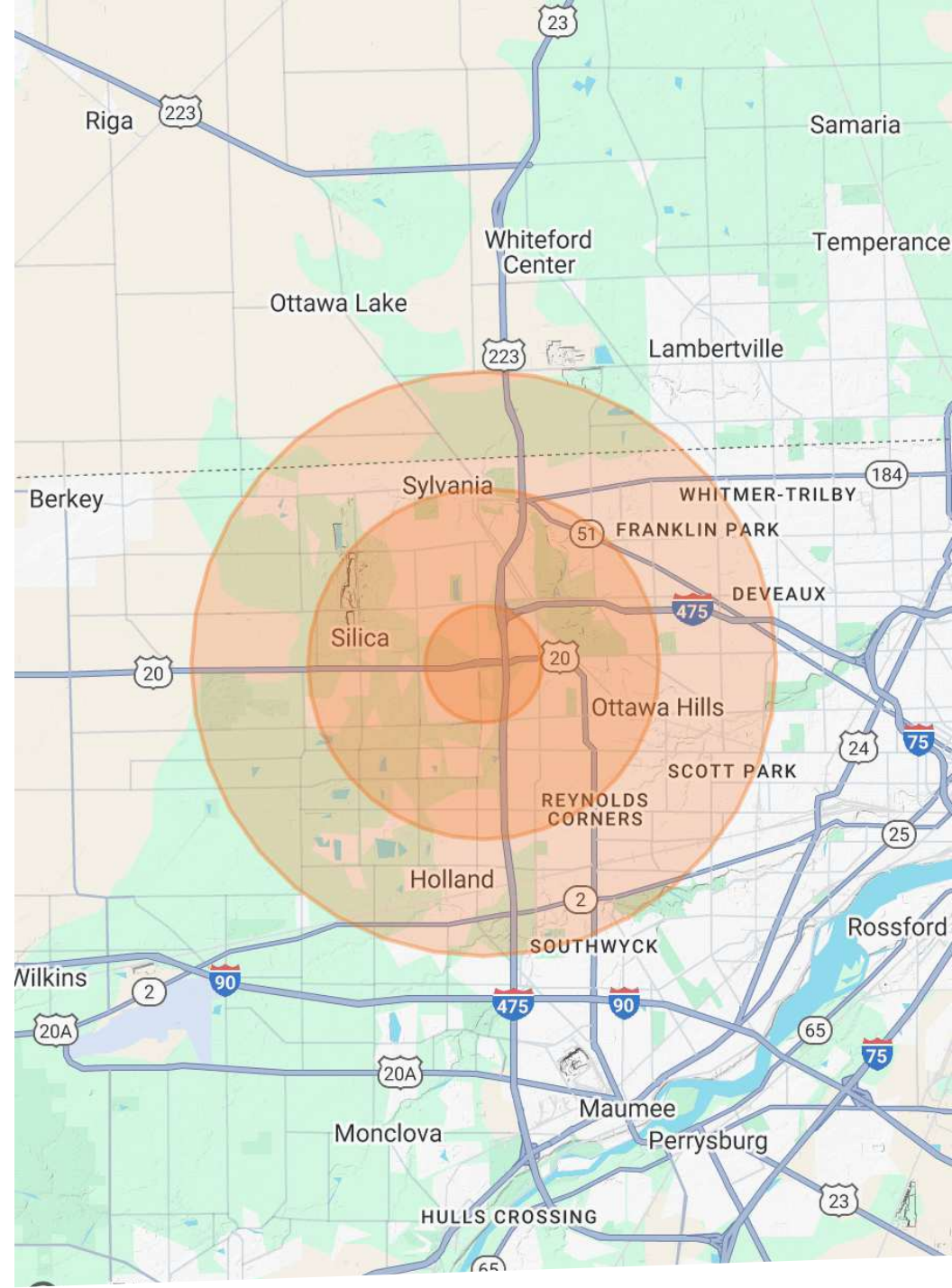
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,928	62,938	142,199
Average Age	41.1	39.4	39.5
Average Age (Male)	37.4	37.2	37.8
Average Age (Female)	42.4	40.9	41.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,894	25,552	58,435
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$92,312	\$81,637	\$77,060
Average House Value	\$135,739	\$183,606	\$190,696

2020 American Community Survey (ACS)



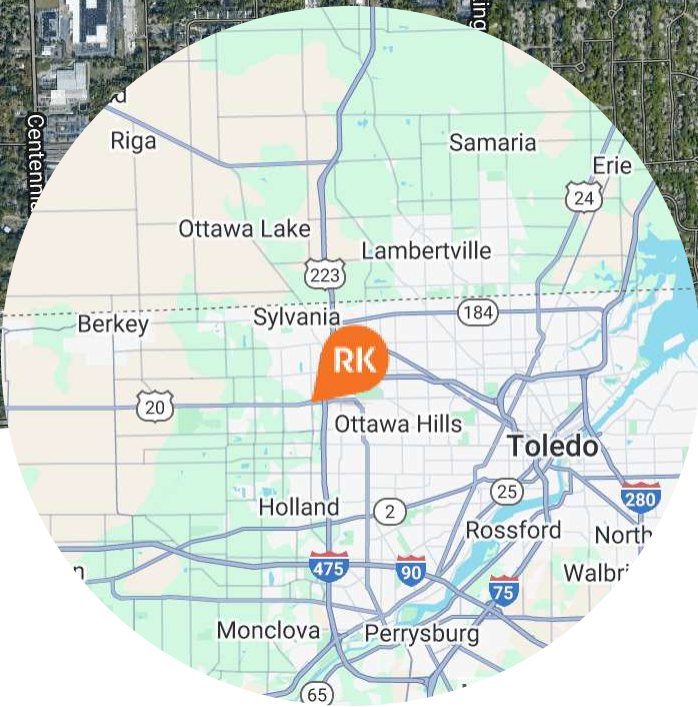
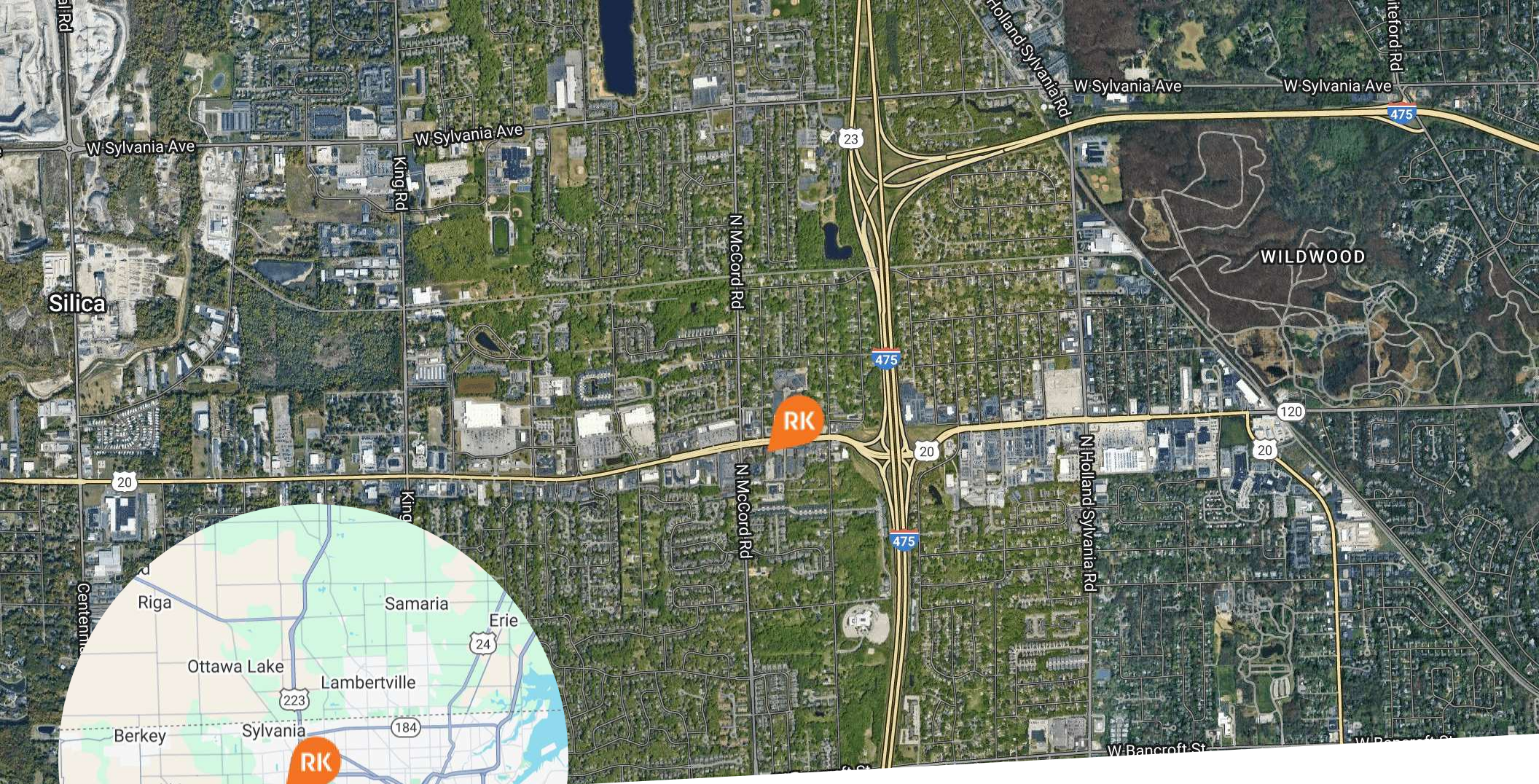


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Google





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## Location Benefits

- Located in Sylvania Township on the South side of W. Central Ave.
- Approx. 1/4 mile west of US 23 / I-475 expressway (Exit 13)
- Property accessible via McCord Rd. via cross-access easement





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RK



***Ryan Miller***  
***Senior Vice President***

**Ryan Miller**

**Reichle Klein Group**

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#### OUR PURPOSE

**To make real estate work for  
our clients and customers**

#### OUR VALUES

**Trust.**

**Service with a Warrior Spirit.  
All in.**

RK