

**3900 SUNFOREST COURT, SUITE 229**  
(SUITE 2-5-3 PER AREIS)  
TOLEDO, OH 43623

**CONDO FOR SALE OR LEASE**  
1,168 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**SUNFOREST MEDICAL BUILDING**



## GENERAL INFORMATION

Sale Price:	\$39,000
Lease Rate:	\$12.00 per square foot gross
Available Condo Size:	1,168 SF
Total Building Size:	43,102 +/- SF
Number of Stories:	2 – Subject condominium located on 2 <sup>nd</sup> floor
Year Constructed:	1980
Condition:	Great
Lot Dimensions:	Irregular 575' X 367.70'
Acreage:	4.84
Closest Cross Street:	W. Sylvania Avenue
County:	Lucas
Zoning:	Office Commercial
Parking:	In common with condominium complex
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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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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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick and wood
Structural System:	Brick and steel beam
Roof:	Carlisle rubber roof
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	8'
Basement:	Yes – Half of the building basement used for storage. Area is split according to percentage of ownership.
Heating:	Boiler hot water with blowers controlled throughout condominium.
Air Conditioning:	Central - Direct expansion system
Power:	3 phase
Restrooms:	Men's and women's in common areas per floor; as well as 2 restrooms in suite.
Security System:	Cameras in buildings hallways only.
Sprinklers:	No
Signage:	Small monument sign at the entrance of the complex and interior directory per floor.

### BUILDING INFORMATION

Current Occupants:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Showing Instructions:	Contact agents

### LEASE DETAILS

Term:	2+ years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsibilities:	Utilities, suite janitorial, content liability insurance
Landlord Responsibilities:	
Condo Fees (2026 condo fees are equal to \$661 per month.)	

### 2025 REAL ESTATE TAXES

Lucas County #:	1-S-3
Parcel Number:	22-65345
Assessor Number:	03781001
Total Annual Taxes:	\$2,172

### Comments:

- Well-maintained, furnished space.
- Suite consists of 3 exterior offices, 1 interior office, 2 restrooms, a kitchenette, and a reception area.
- Extra storage for each unit available in the basement.
- Onsite property manager.
- Sunforest Condominium is an established; "widely known" medical condominium complex. The building is predominately occupied by medical allied professionals including pharmacy, radiology, and laboratory.
- Located off Sylvania Avenue, 0.73 miles from I-475 (Exit 17) Secor Road and 0.95 miles from I-475 (Exit 16) Talmadge Road.

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