



443 10th St

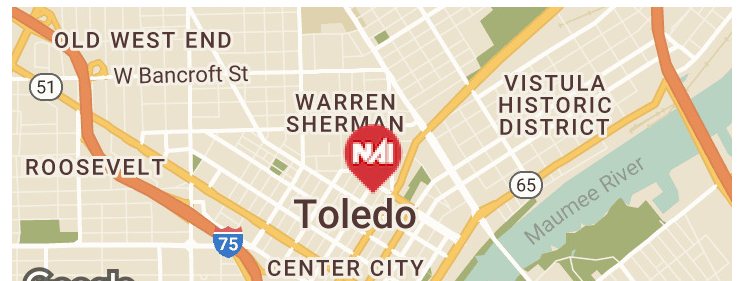
Toledo, Ohio 43604

Property Highlights

- Paved/secured parking lot creating income monthly
- Perfect for mixed-use, multi-family, retail, or office
- Near Fortune 500 headquarters, courthouses, and Toledo School for the Arts
- Building listed on the National Register of Historic Places and eligible for State and Federal Historic Tax Credits
- Located in Opportunity Zone
- Asbestos abatement completed and Phase I, II Environmental analysis and abatement reports available
- Garage door access can be easily converted to a loading dock

Property Overview

This 14,250 SF historic building is an opportunity for a redevelopment project in downtown Toledo. The property is in shell condition, ready for investors to come in and make it their own. The sale includes a 30-space paved parking lot that provides monthly income for the owner.



Offering Summary

| | |
|----------------|-------------|
| Sale Price: | \$300,000 |
| Building Size: | 14,250 SF |
| Lot Size: | 0.358 Acres |

For More Information



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| | |
|------------|-----------|
| Sale Price | \$300,000 |
|------------|-----------|

Location Information

| | |
|---------------------|---|
| Street Address | 443 10th St |
| City, State, Zip | Toledo, OH 43604 |
| County | Lucas |
| Market | Toledo |
| Sub-market | Downtown Toledo |
| Cross-Streets | Jackson St |
| Signal Intersection | No, but four-way stop |
| Road Type | Paved |
| Market Type | Small |
| Nearest Highway | Interstate 75/Interstate 475 |
| Nearest Airport | Toledo Express Airport/Detroit Metro |

Building Information

| | |
|--------------------|----------------------|
| Building Size | 14,250 SF |
| Building Class | C |
| Occupancy | Not occupied |
| Number of Floors | 3 plus full basement |
| Average Floor Size | 4,705 SF |
| Year Built | 1892 |
| Roof | New roof is needed |

Property Information

| | |
|----------------------|---|
| Property Type | Yes, Jackson St and 10th St |
| Zoning | 10-CD |
| Lot Size | 0.358 Acres |
| APN # | 1549774 |
| Corner Property | Yes, Jackson St and 10th St |
| Traffic Count | 3184 |
| Traffic Count Street | Adams St and 10th St |
| Amenities | Secured parking lot with monthly income 30 parking spaces Eligible for State and Federal Historic Tax Credits Opportunity Zone |

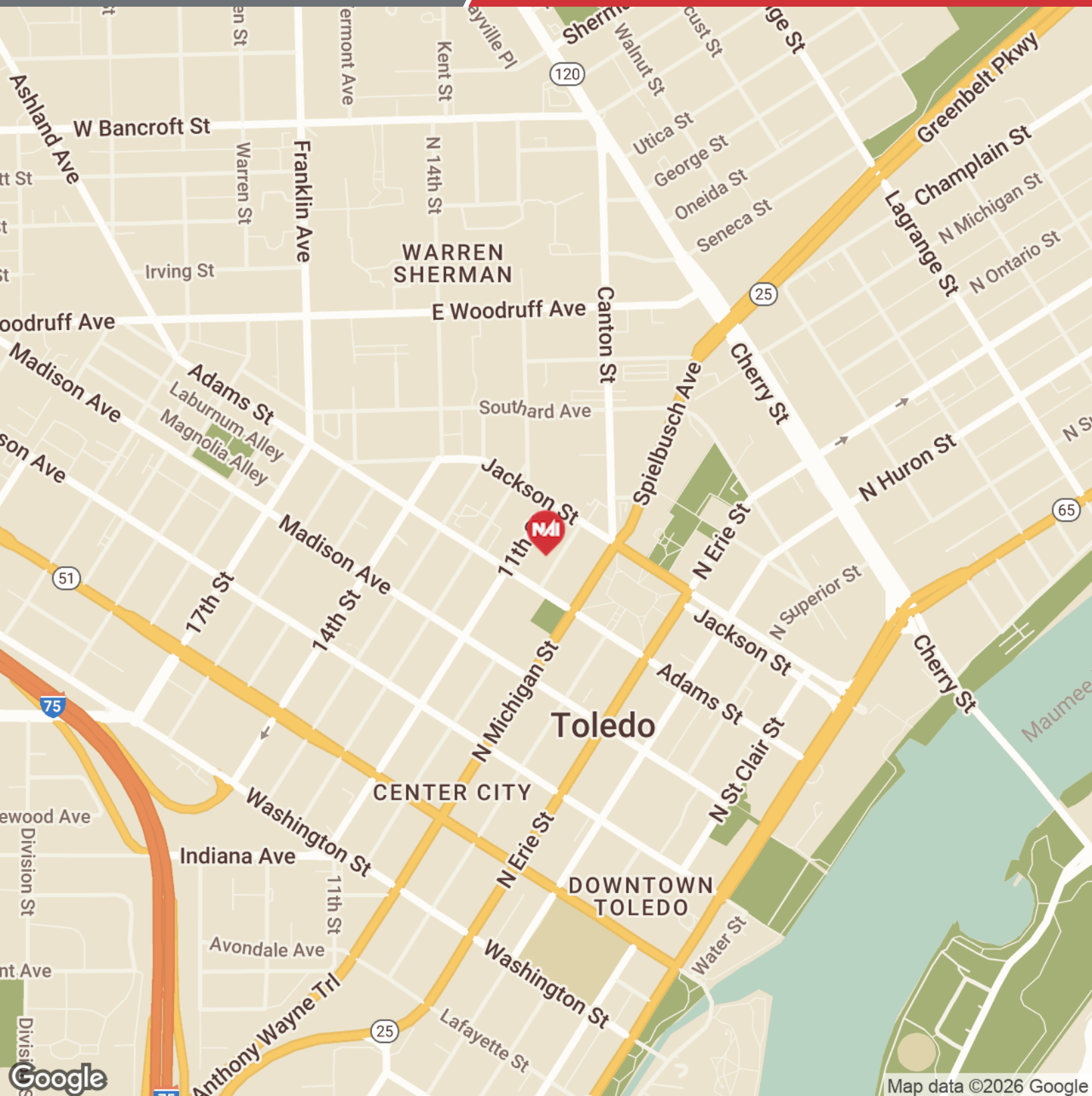
Utilities & Amenities

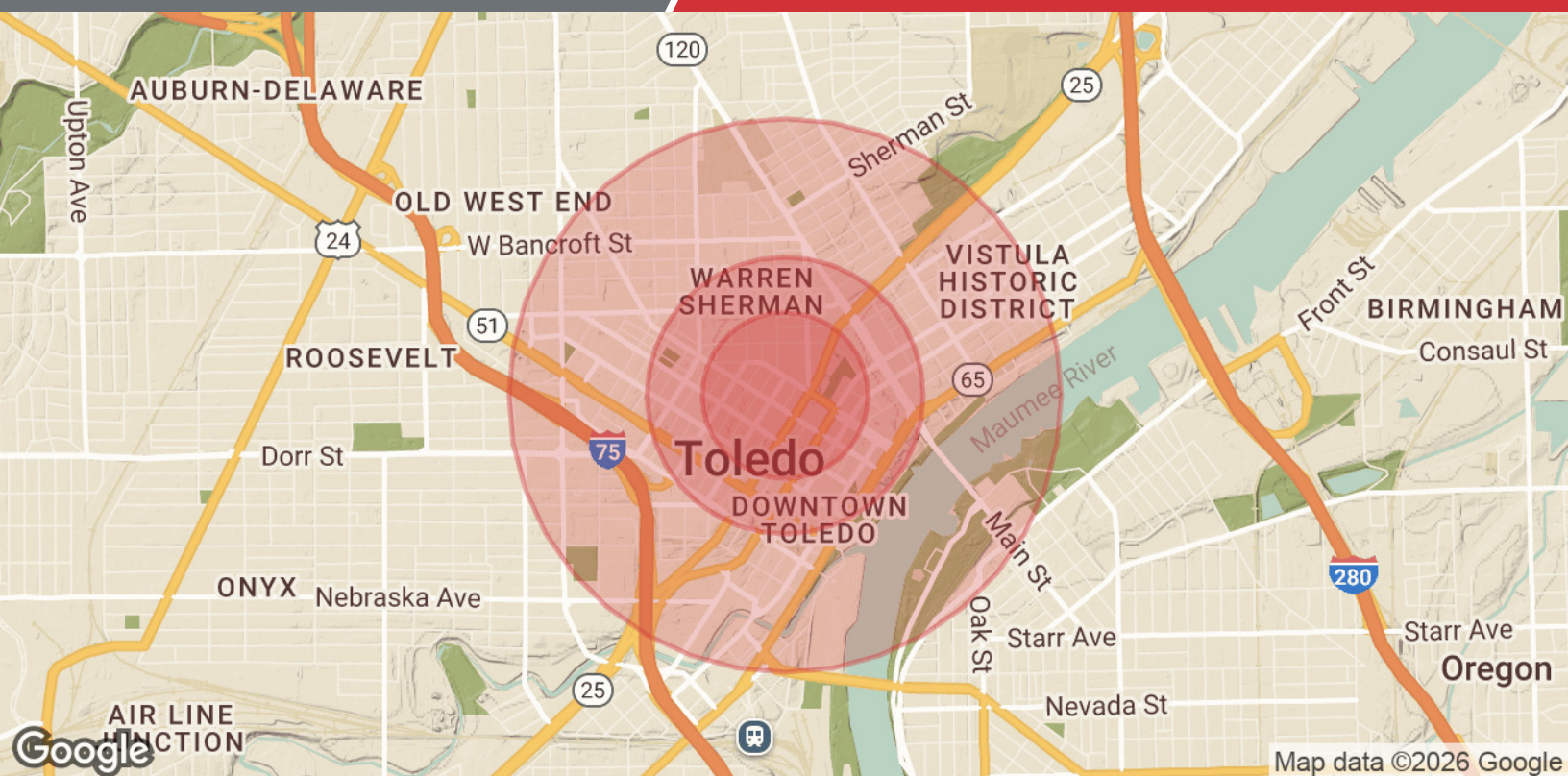
| | |
|---------------------|-------------------|
| Security Guard | Yes, fence |
| Number of Elevators | 1 |
| Central HVAC | No |
| Gas / Propane | Yes, Columbia Gas |



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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|-----------|
| Total Population | 425 | 3,915 | 9,747 |
| Average Age | 41 | 38 | 37 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 46 | 39 | 38 |
| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
| Total Households | 135 | 1,999 | 4,846 |
| # of Persons per HH | 3.1 | 2 | 2 |
| Average HH Income | \$15,030 | \$27,726 | \$31,112 |
| Average House Value | \$62,556 | \$98,760 | \$107,627 |

Demographics data derived from AlphaMap