

2574 MONROE STREET  
TOLEDO, OHIO 43620

APARTMENT BUILDING FOR SALE  
10,240 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**12 UNITS**



## GENERAL INFORMATION

Sale Price:	\$499,000
Number of Units:	12
Building Size:	10,240 SF
Year Constructed:	1907
Condition:	Good
Lot Size:	0.27 Acres
County:	Lucas
Zoning:	RM 36 – Multi-family residence
Parking:	12 spaces (4 Covered)
Curb Cuts:	1



For more information, please contact:

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
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**ROB KELEGHAN, SIOR**  
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**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick
Roof:	Flat Roof (EPDM)
Floor Coverings:	Carpet/Hardwood
Basement:	Yes
Heating:	Boiler
Air conditioning:	Yes
Recent Major Maintenance:	Numerous updates throughout property

### APARTMENT HIGHLIGHTS

- On-site washer & dryer
- Off street parking

### BUILDING UNIT INFORMATION

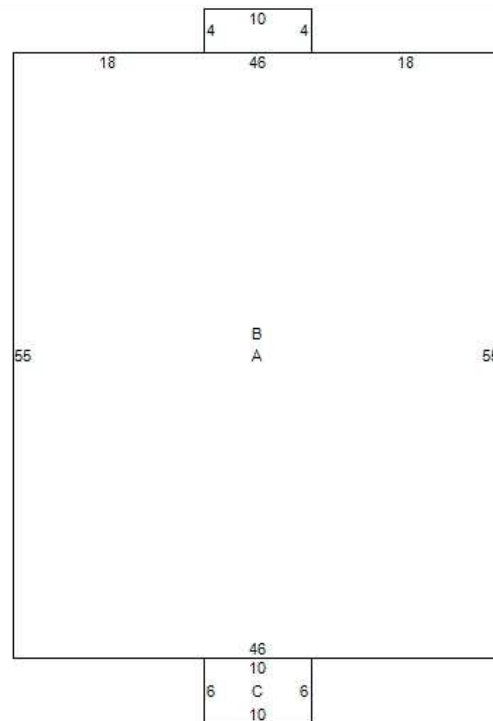
Unit Type	# Of Units	Unit SF
1 Bedroom	12	853 avg.
<b>Financials and rent roll available on request.</b>		

### 2025 REAL ESTATE TAXES

TD:	18
Parcel Number:	81891
Total Annual Taxes:	\$7,654.78

### Comments:

- Directly across from The Toledo Art Museum.
- Downtown Toledo within walking distance.
- Under market rental rates.
- Well-maintained complex. Property manager willing to stay involved.



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RENT ROLL			
Unit	Tenant	Monthly Rent	Yearly Rent
1	Occupied	\$500.00	\$6,000
2	Occupied	\$550.00	\$6,600
3	Occupied	\$550.00	\$6,600
4	Occupied	\$550.00	\$6,600
5	Occupied	\$550.00	\$6,600
6	Occupied	\$550.00	\$6,600
7	Occupied	\$550.00	\$6,600
8	Occupied	\$550.00	\$6,600
9	Occupied	\$650.00	\$7,800
10	Occupied	\$500.00	\$6,000
11	Occupied	\$550.00	\$6,600
12	Occupied	\$550.00	\$6,600
<b>Total:</b>		<b>\$6,600/mo.</b>	<b>\$79,200</b>
<b>Laundry (per year):</b>			<b>\$2,500</b>
<b>Total Annual Income:</b>			<b>\$81,700</b>

\* Full financials available upon request.

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Income/Expenses	2025 Actual	2026 Proforma
<b>Income:</b>		
Laundry	\$ 1,800.00	\$ 1,800.00
Rental	\$ 79,200.00	\$ 87,500.00
<b>Total Income:</b>	<b>\$ 81,000.00</b>	<b>\$ 89,300.00</b>
<b>Expenses:</b>		
Insurance	\$ 2,500.00	\$ 3,000.00
Materials	\$ -	\$ -
<b>Professional Fees:</b>		
Accounting	\$ -	\$ -
Legal Fees	\$ -	\$ -
Vacancy (2%)	\$ -	\$ -
Management (4%)	\$ -	\$ -
Grass + Snow Removal	\$ 2,000.00	\$ 2,000.00
Subcontract Labor & Material	\$ 10,000.00	\$ 6,000.00
Property Taxes	\$ 5,054.22	\$ 7,500.00
Trash Removal	\$ 2,422.21	\$ 2,000.00
<b>Utilities:</b>		
Gas	\$ 6,497.67	\$ 6,000.00
Electric	\$ 3,470.93	\$ 3,000.00
Water	\$ 7,023.56	\$ 5,000.00
<b>Total Expenses:</b>	<b>\$ 38,968.59</b>	<b>\$ 34,500.00</b>
<b>Net Ordinary Income:</b>	<b>\$ 42,031.41</b>	<b>\$ 54,800.00</b>
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### TRAFFIC COUNTS (TWO-WAY)

10,455	Monroe Street
3,050	Scottwood Avenue

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,401	\$34,385
3 MILE	116,972	\$45,478
5 MILE	233,822	\$53,833

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