



5415 Monroe Street

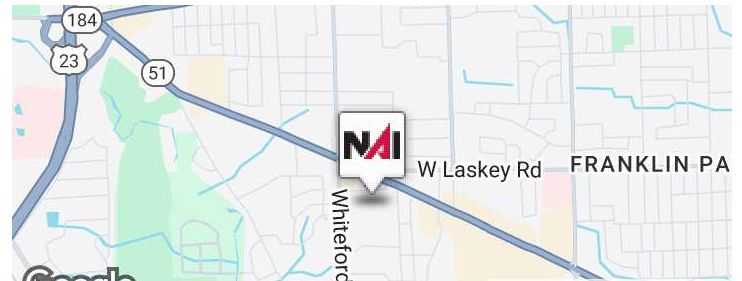
Toledo, Ohio 43623

Property Highlights

- Investment or owner occupied purchase opportunity!
- Long term tenants fill the first floor
- Rent roll available to qualified prospects
- Sylvania Township location with no municipal income taxes
- Move in ready condition!

Property Overview

Immaculate medical office/office building sitting directly on Monroe Street with incredible visibility. Located in Sylvania Township and close to all highway access points. Central location near retail, dining and entertainment. Over 145' of frontage on heavily traveled Monroe Street. Recently renovated, no deferred maintenance. Investor or owner occupied opportunity!



Offering Summary

Available SF:	4,200 SF
Building Size:	8,532 SF

For More Information



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Sale Price	\$925,000
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Location Information

Street Address	5415 Monroe St.
City, State, Zip	Toledo, OH 43623
County	Lucas
Market	Toledo
Sub-market	Sylvania Township
Cross-Streets	W. Laskey Rd and Monroe St.
Market Type	Medium
Nearest Highway	US 23
Nearest Airport	Toledo Express Airport

Building Information

Building Size	8,532 SF
Building Class	A
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Year Built	1984
Year Last Renovated	2022
Construction Status	Existing
Framing	Wood Truss
Condition	Excellent
Roof	Shingle
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Vinyl, ceramic tile, and carpet
Exterior Walls	Wood with dryvit
Office Buildout	Medical

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	C-2 General Commercial
Lot Size	0.72 Acres
APN #	7851024
Lot Frontage	147 ft
Lot Depth	220 ft
Corner Property	No
Traffic Count	21660
Traffic Count Street	Monroe St
Amenities	Meticulously maintained building and site Ample parking High visibility Large LED monument signage No deferred maintenance
Power	Yes

Parking & Transportation

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	65

Amenities

Security Guard	No
Handicap Access	Yes
Elevators	Yes
Number of Elevators	1
Restrooms	2 per floor - common area

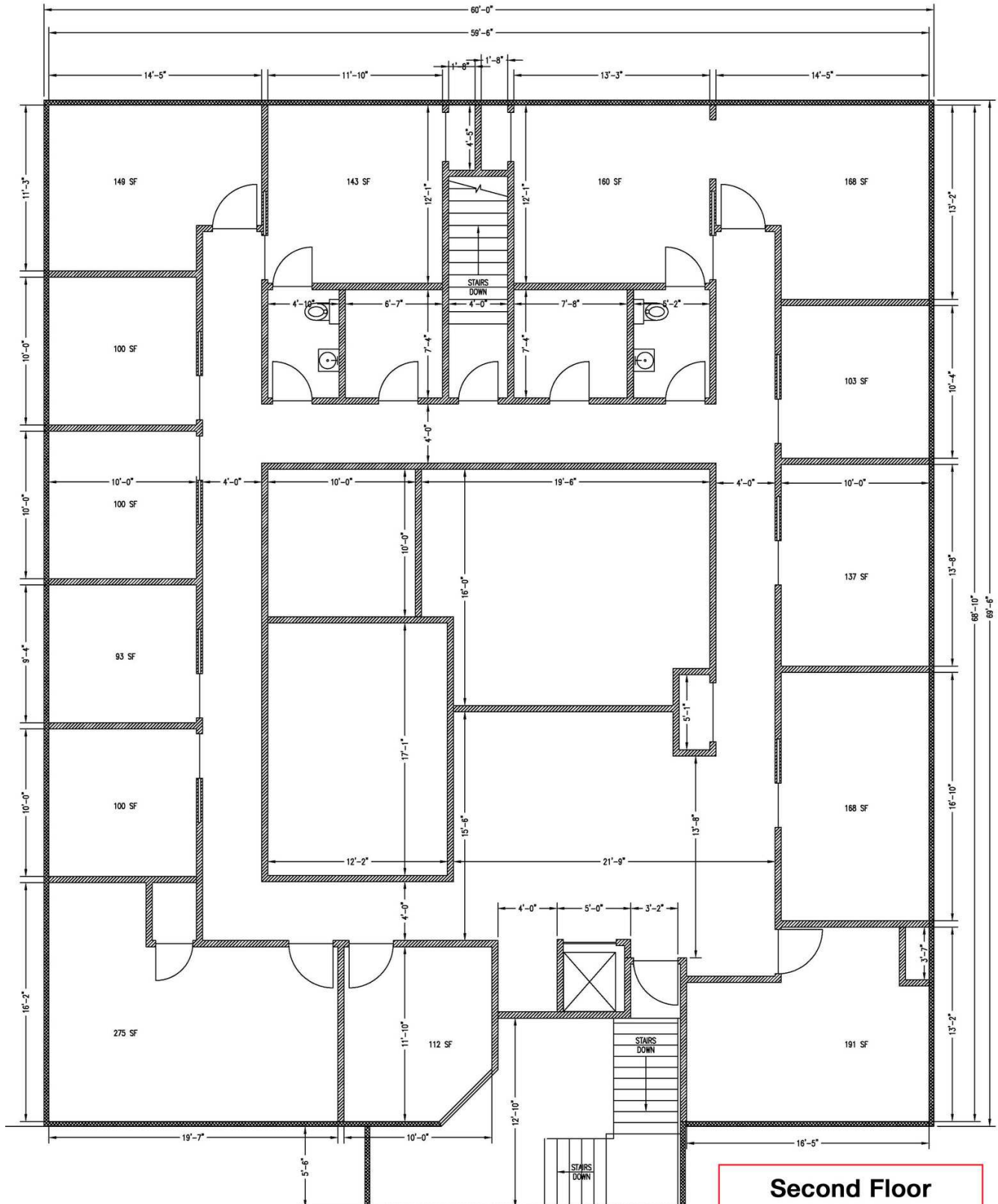
Real Estate Tax Information

Real Estate Tax Year	2021
General Taxes	\$30,222.18
House Bill 920	(\$8,043.80)
Total Annual Taxes	\$22,178.38

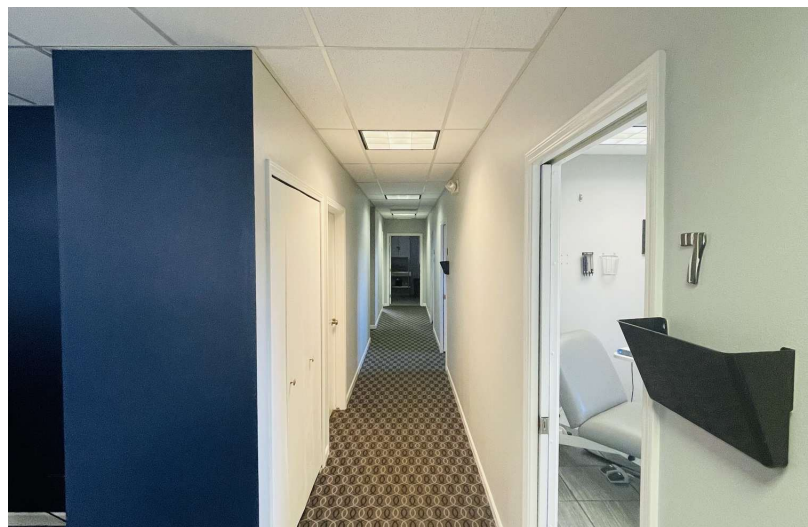
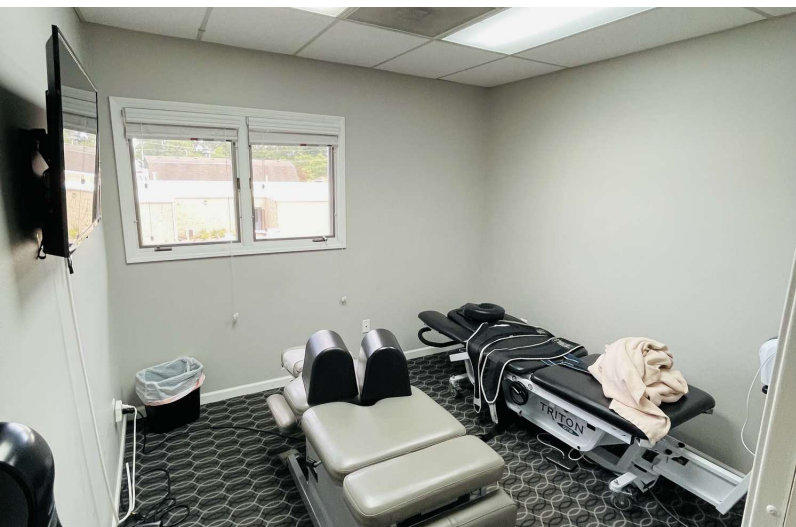
Utilities

Gas	Columbia Gas
Electric	First Energy
Phone/Data	Buckeye Cable
Water/Sewer	City of Toledo



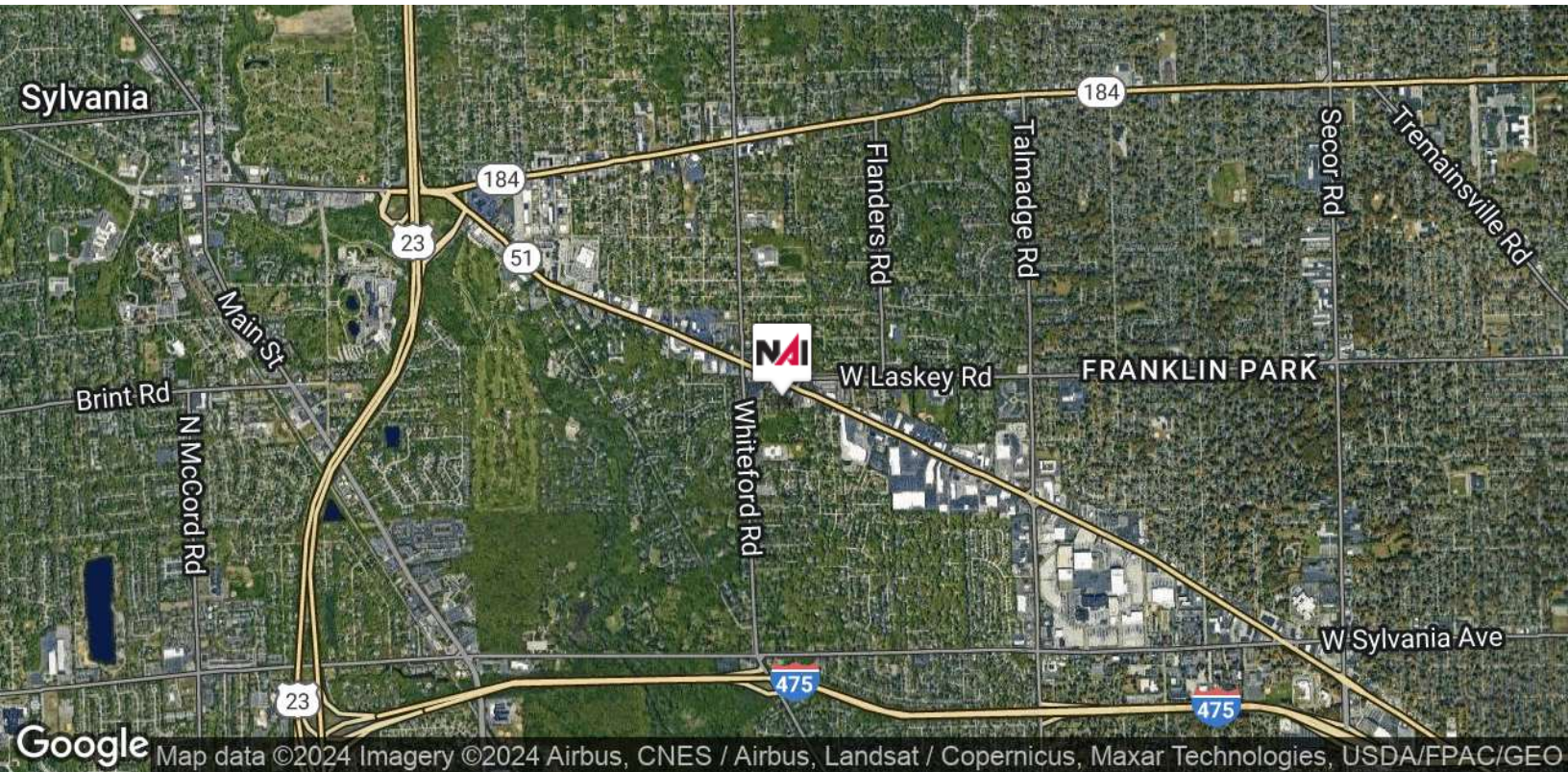
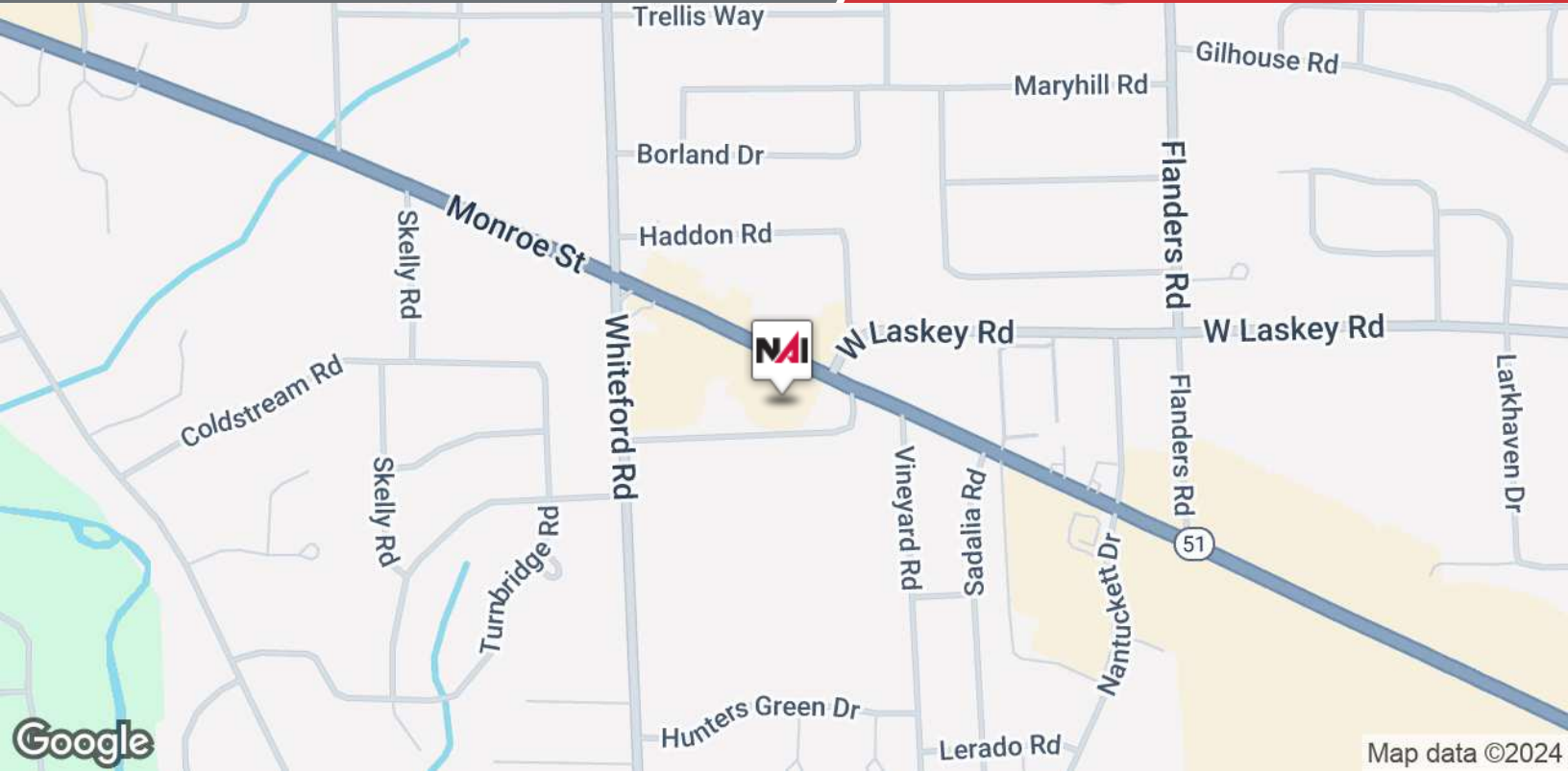


Second Floor



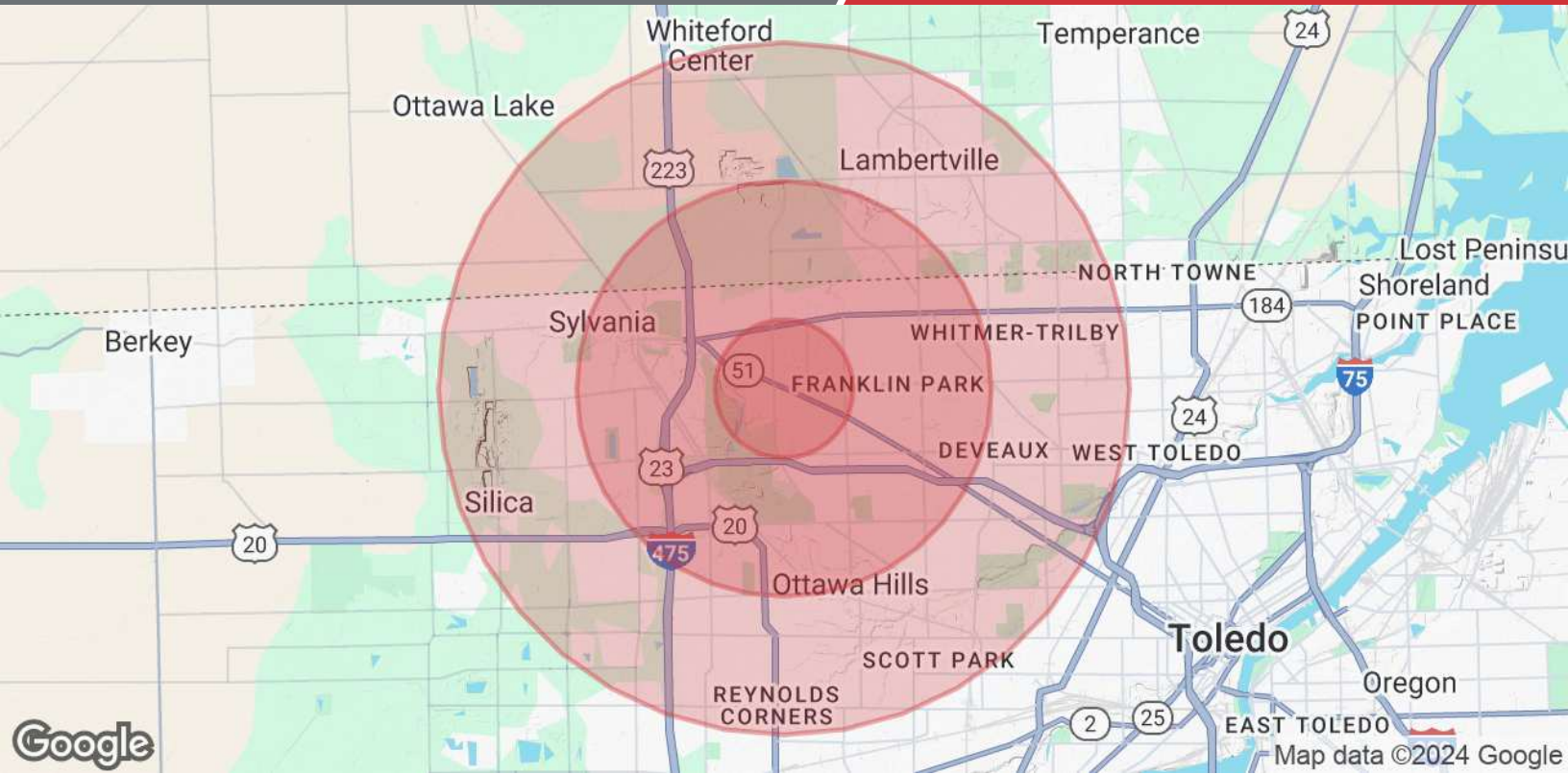
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,017	67,694	180,443
Average Age	42.8	42.3	39.3
Average Age (Male)	37.2	39.2	37.7
Average Age (Female)	44.5	44.4	40.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,444	31,290	81,754
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$74,587	\$76,606	\$72,003
Average House Value	\$203,681	\$158,827	\$137,894

* Demographic data derived from 2020 ACS - US Census