

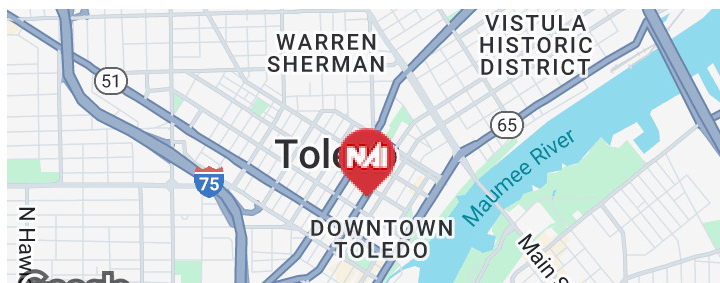


## 222 N Erie St

Toledo, Ohio 43604

### Property Highlights

- Fully leased investment property for sale
- Immediate Cash Flow from long-term tenants
- Many recent improvements to each unit
- Direct frontage and high visibility from Erie St
- Close to Fifth Third Field, Huntington Center, and Glass City Center Conference Center
- Downtown Toledo has seen major investments and renewed growth across housing, business, and entertainment
- Site Selection Magazine has ranked Toledo as one of the national top 10 cities for new business investment for the past six years
- Access to the rent roll and expenses for qualified prospects



### Offering Summary

Sale Price:	\$995,000
Building Size:	12,220 SF
Annual Taxes:	\$7,761.30

### For More Information

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#### Location Information

Street Address	222 N Erie St
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Sub-market	Downtown Toledo
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 75/Interstate 475
Nearest Airport	Toledo Express Airport/ Detroit Metro

#### Building Information

Building Size	12,220 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Year Built	1912
Gross Leasable Area	6,340 SF
Roof	Well maintained roof with existing warranty
Floor Coverings	Floors have been updated. Hardwood, LVT, waterproof

#### Property Information

Property Type	Office Building
Zoning	10-CD
Lot Size	0.116 Acres
APN #	1216724
Traffic Count	8347
Traffic Count Street	Erie St

#### Parking & Transportation

Street Parking	Yes, metered
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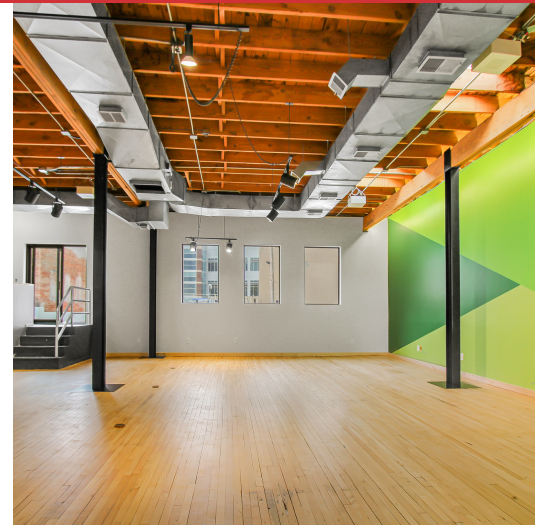
#### Utilities & Amenities

Restrooms	In Suites
Gas / Propane	Columbia Gas
Electric	Toledo Edison

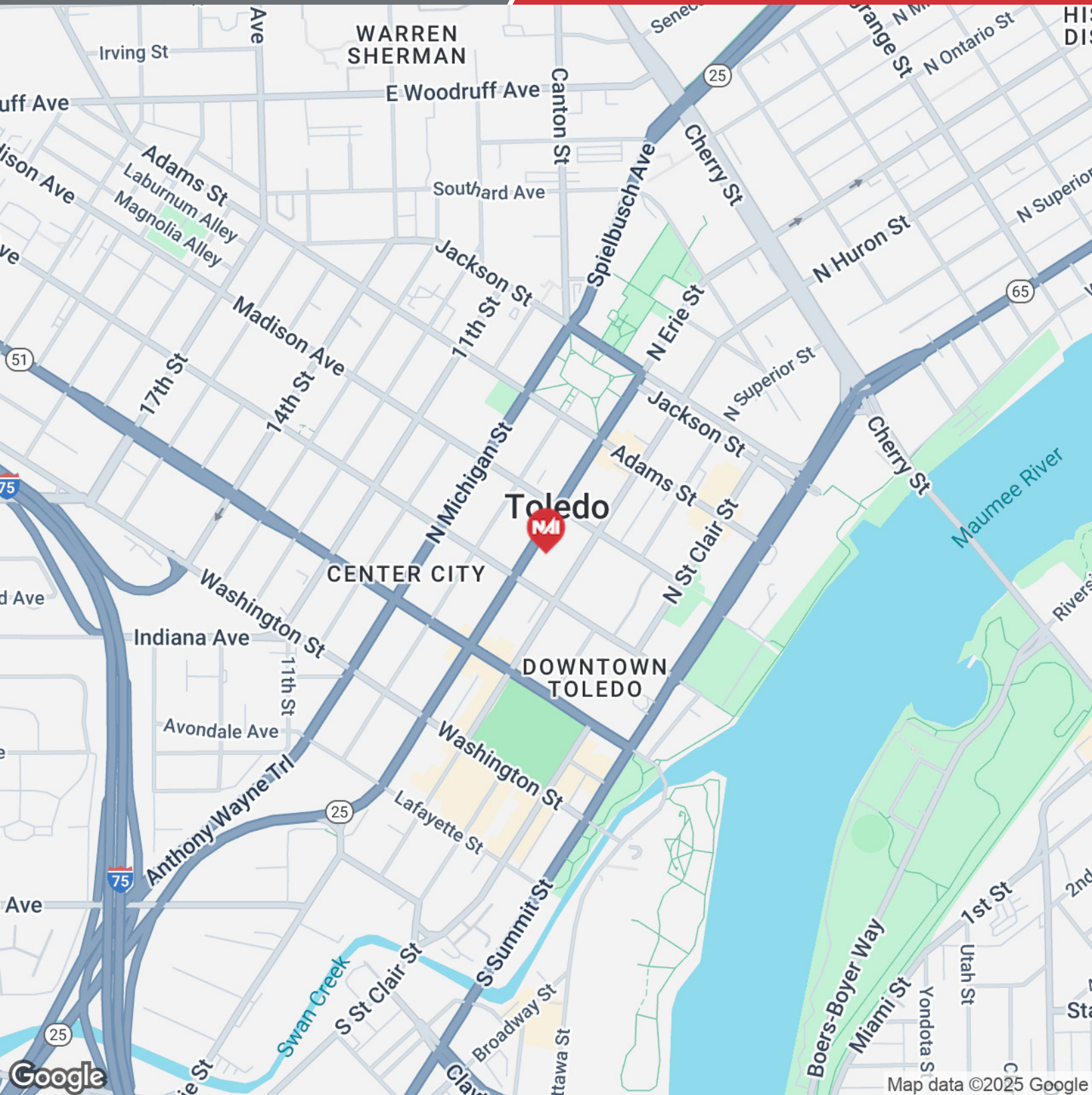
Improvements & Amenities

Building & Systems	Regularly serviced HVAC system, all new access control system
Commons Areas	Refreshed lighting and plumbing fixtures, new waterproof flooring, new hot water heater
2nd Floor Unit	All new flooring, refinished exisitng hardwood and new LVT, demolition to open up space for a more functional layout, freshly painted walls, exposed timber roof structure for character and charm, refreshed kitchenette with refaced cabinets, added storage system, new dishwasher, and garbage disposal
1st Floor Unit	All new flooring

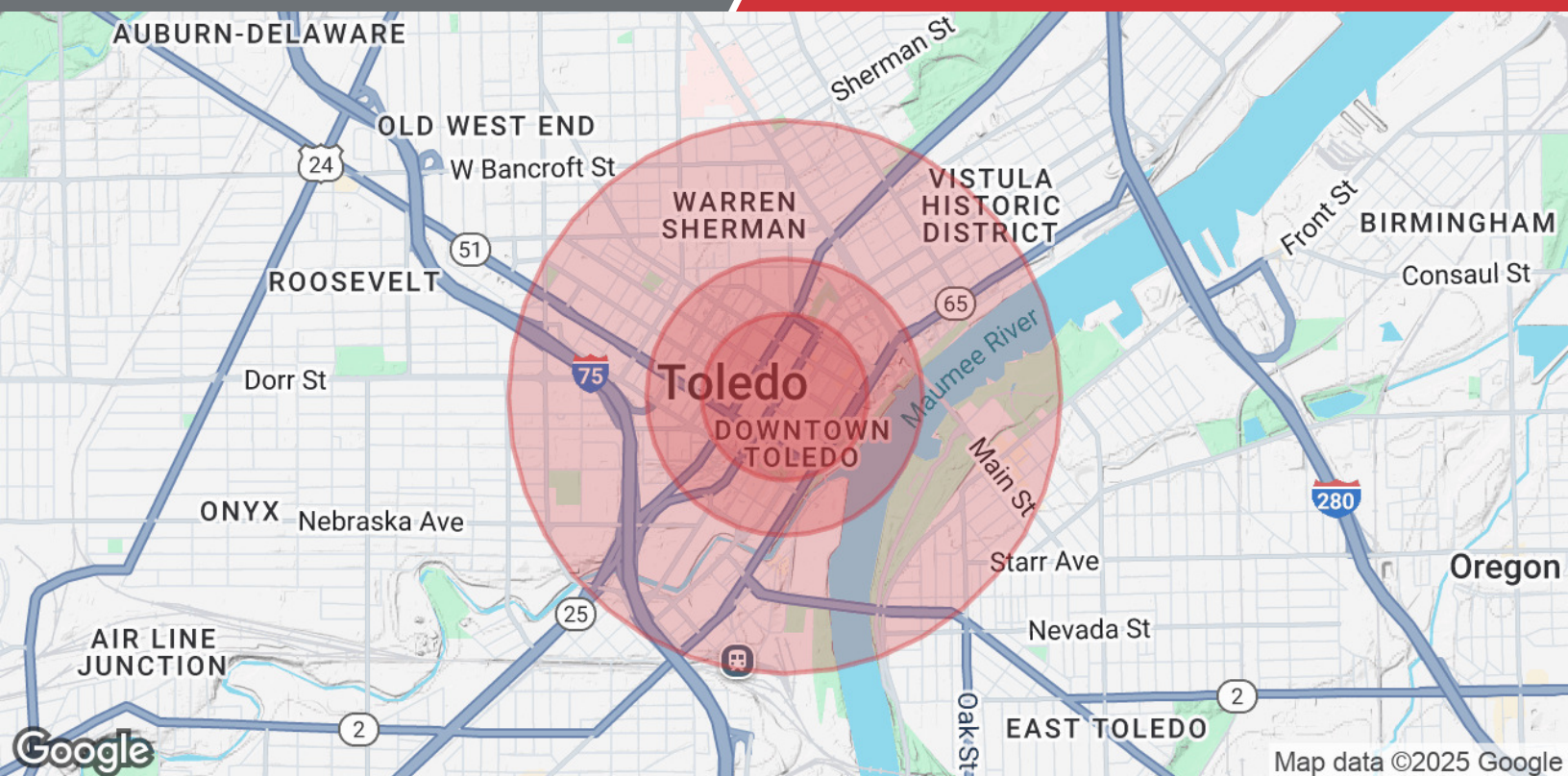












Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	592	2,613	9,288
Average Age	39	38	37
Average Age (Male)	39	37	37
Average Age (Female)	39	39	37
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	423	1,370	4,634
# of Persons per HH	1.4	1.9	2
Average HH Income	\$53,181	\$34,292	\$32,218
Average House Value	\$113,956	\$125,683	\$110,616

Demographics data derived from AlphaMap