



**PROPERTY DESCRIPTION**

Introducing a prime investment opportunity in the heart of the Toledo area. This 19,736 SF building, featuring 4 units and zoned 16-M1 for industrial/warehouse use, offers immediate income with 50% occupancy. The versatile space is well-maintained, modern, and boasts an attractive layout, making it perfect for a range of industrial uses. With convenient access for transportation and logistics, this property holds strong potential for rental income growth, making it an ideal addition to any investor's portfolio. Don't miss out on this exceptional opportunity to acquire a high-performing industrial property in a thriving location.

**PROPERTY HIGHLIGHTS**

- - 19,736 SF building with 4 units
- - Zoned 16-M1 for industrial/warehouse use
- - Located in the Toledo area

**OFFERING SUMMARY**

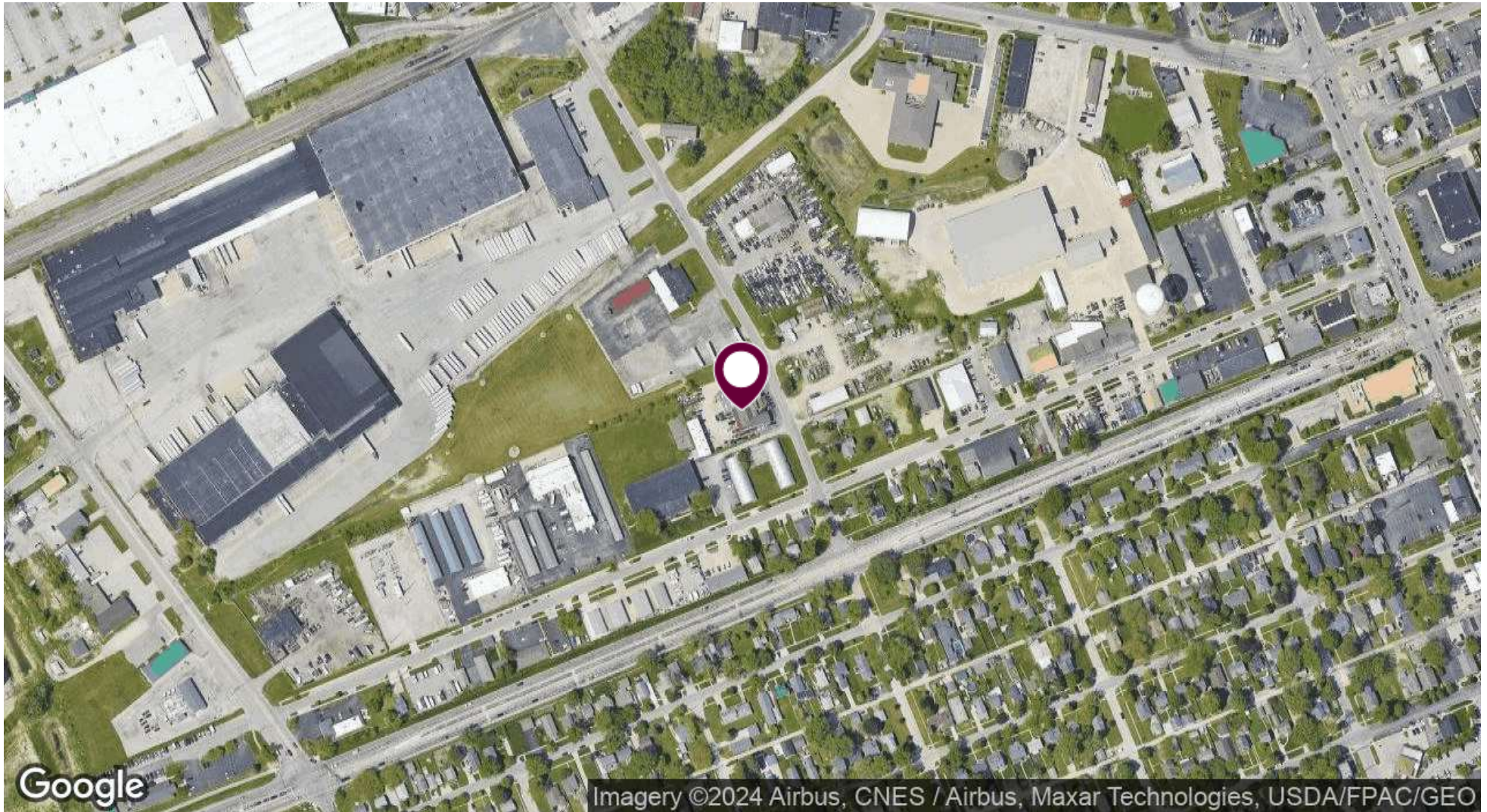
Sale Price:	\$650,000
Number of Units:	4
Lot Size:	43,345 SF
Building Size:	19,736 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,889	24,116	52,118
Total Population	4,141	54,368	119,564
Average HH Income	\$104,456	\$106,299	\$101,815

For More Information:

**BERKSHIRE HATHAWAY COMMERCIAL DIVISION**  
 513.204.9539  
 commercial@bhhspro.com

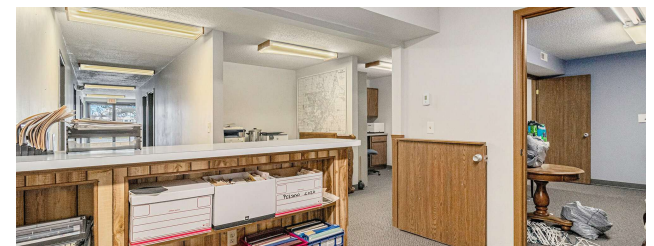
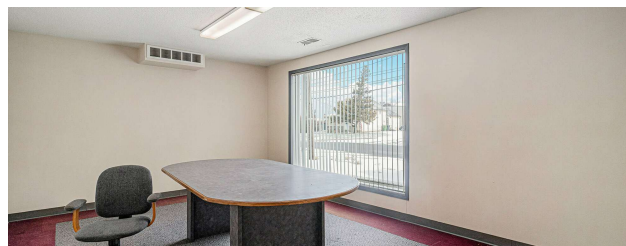
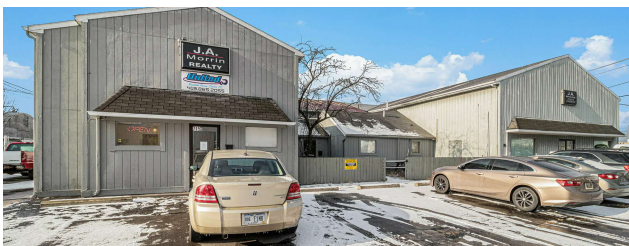
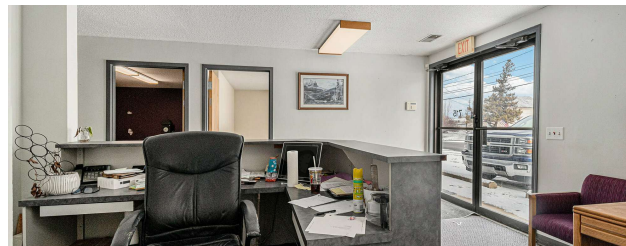
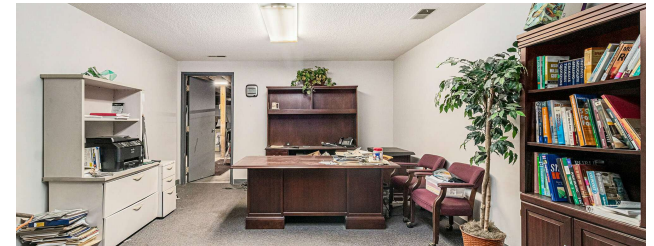
**715 KINGSBURY STREET 19736**  
715 Kingsbury St, Maumee, OH 43537



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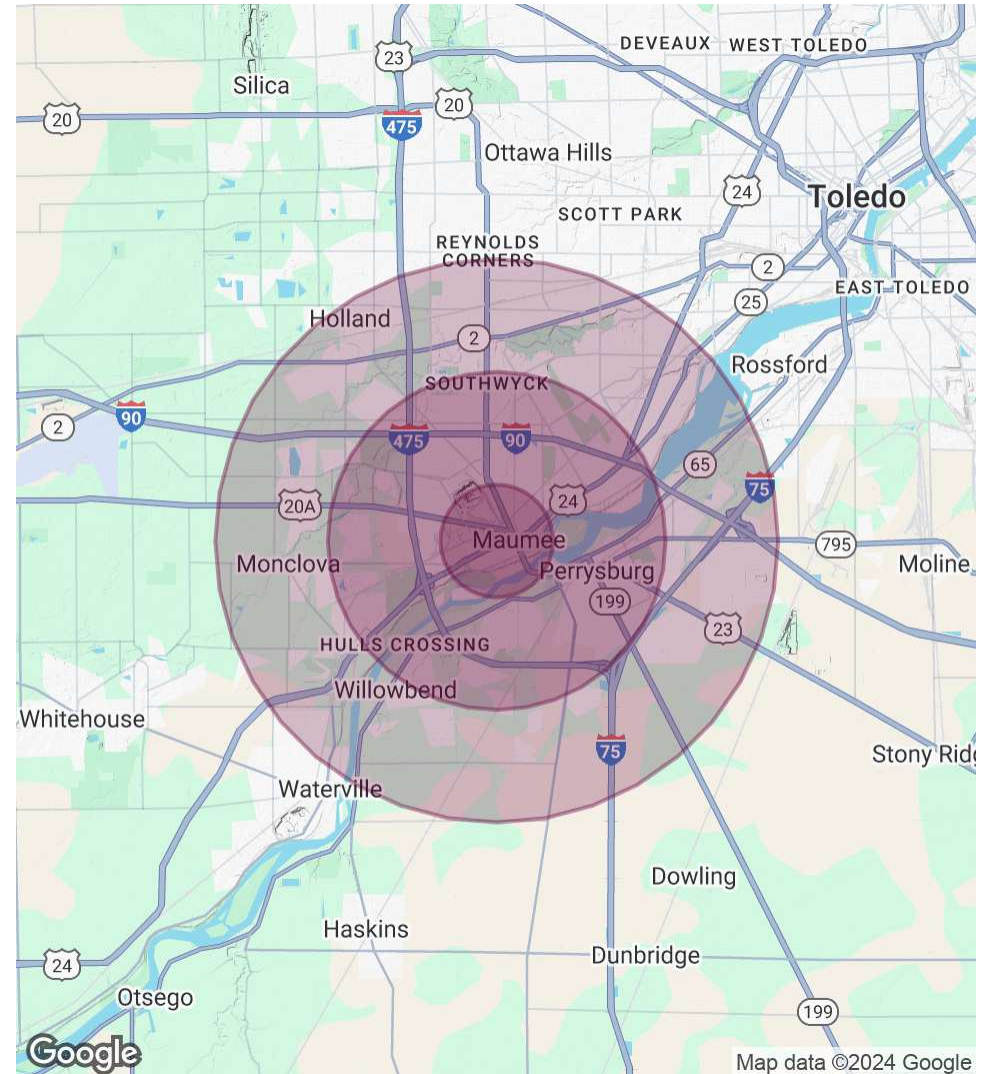
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 715 Kingsbury St, Maumee, OH 43537

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,141	54,368	119,564
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	44	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,889	24,116	52,118
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$104,456	\$106,299	\$101,815
Average House Value	\$256,186	\$260,187	\$253,181

*Demographics data derived from AlphaMap*



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