

3415 & 3433 MONROE STREET
TOLEDO, OH 43606

COMMERCIAL BUILDINGS FOR SALE

10,676 Square Feet Available – 3415 Monroe Street
1,302 Square Feet Available – 3433 Monroe Street



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FULL-SERVICE COMMERCIAL REAL ESTATE

TWO FREESTANDING COMMERCIAL BUILDINGS



3415 MONROE STREET

3433 MONROE STREET

Sale price is \$225,000 for both buildings. Sold as a package.

Building Size: 10,676 SF
Number of Stories: One + basement
Year Constructed: 1935
Condition: Fair
Closest Cross Street: Auburn Avenue
Land Dimensions: Irregular
County: Lucas
Zoning: CR – Regional Commercial
Parking: Asphalt lot – approx. 50+ shared spaces
Curb Cuts: Two
Street: 4 lane with center turn

Building Size: 1,302 SF
Number of Stories: One
Year Constructed: 1961
Condition: Fair
Closest Cross Street: Auburn Avenue
Land Dimensions: Irregular
County: Lucas
Zoning: CR – Regional Commercial
Parking: Asphalt lot – approx. 50+ shared spaces
Curb Cuts: Two
Street: 4 lane with center turn

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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3415 & 3433 Monroe Street, Toledo, OH 43606

Commercial Buildings For Sale

11,978
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS – 3415 MONROE STREET

Exterior Walls:	Stucco “like”
Structural System:	Block/brick
Roof:	Flat
Floors:	Wood
Floor Coverings:	Carpet/tile
Ceiling Height:	10'±
Basement:	Yes – 5,346 SF per Lucas Co.
Heating:	Gas forced air
Air Conditioning:	Central
Power:	Unknown
Restrooms:	One
Sprinklers	No
Security System:	No
Overhead Doors:	Yes
Signage:	Façade

BUILDING INFORMATION – 3415 MONROE

Current Tenant:	Beauty Supply - \$2,954/mo + utilities & increases in RE taxes & insurance
Occupancy Date:	Month to month
Sign on Property:	No
Key Available:	No – arrange with agent

BUILDING SPECIFICATIONS – 3433 MONROE STREET

Exterior Walls:	Block/brick
Structural System:	Brick
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	8'±
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central – rooftop
Power:	Unknown
Restrooms:	One
Sprinklers	No
Security System:	No
Overhead Doors:	No
Signage:	Façade

BUILDING INFORMATION – 3433 MONROE

Current Tenant:	Devine – pays only utilities
Occupancy Date:	Month to month
Sign on Property:	No
Key Available:	No – arrange with agent

Comments:

- Two leased commercial buildings.
- Tenants have leased for 10± years.
- Condition of buildings is unknown.
- Property consists of 0.785 acres on 6 parcels.
- Sold as a package.

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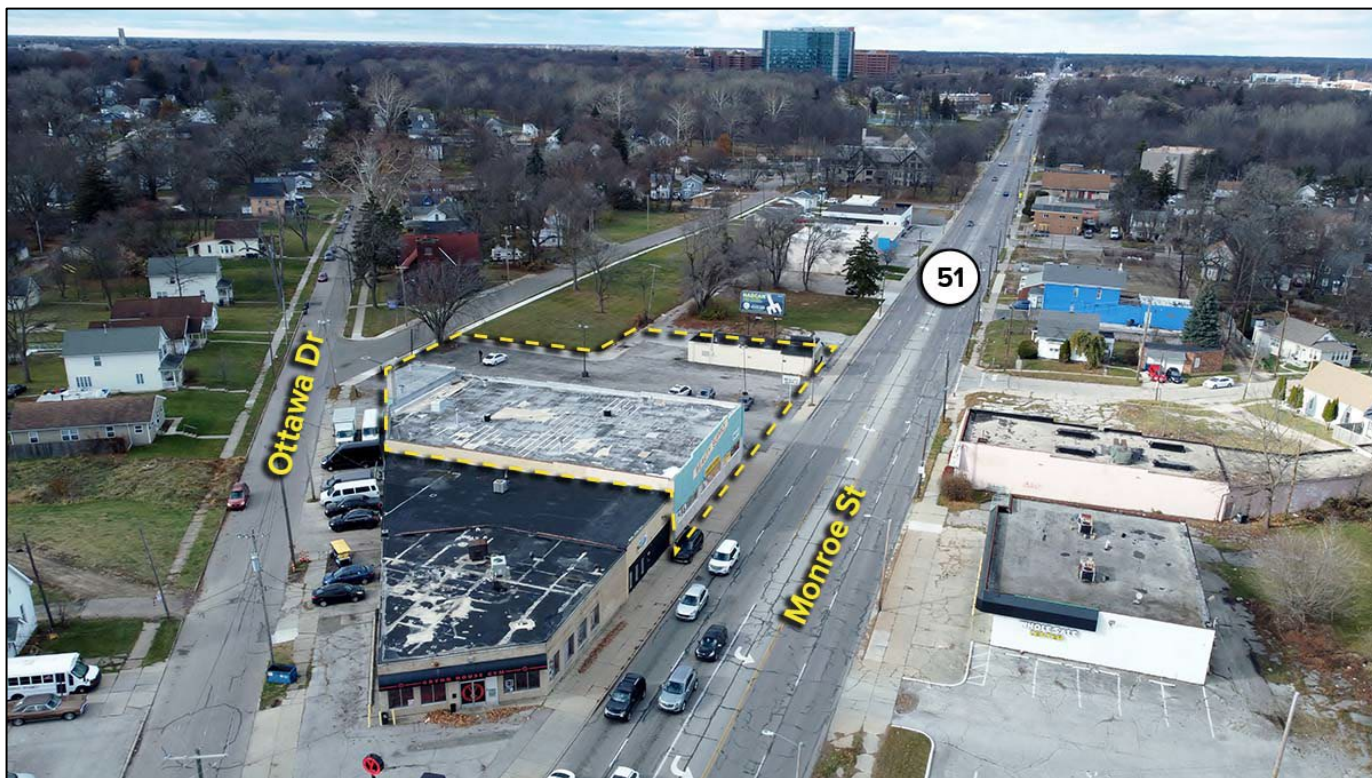
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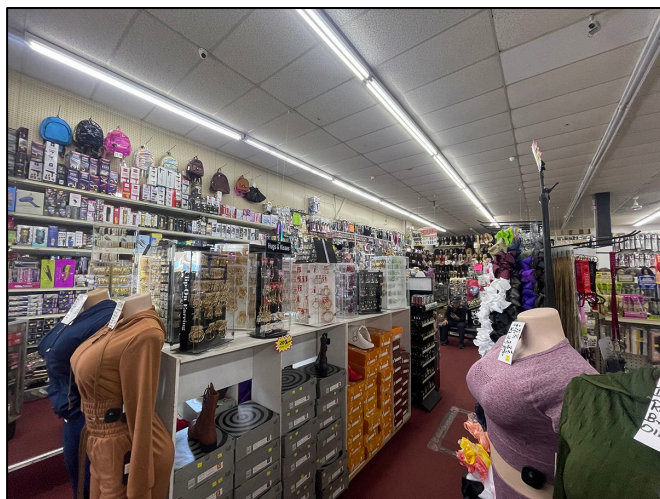
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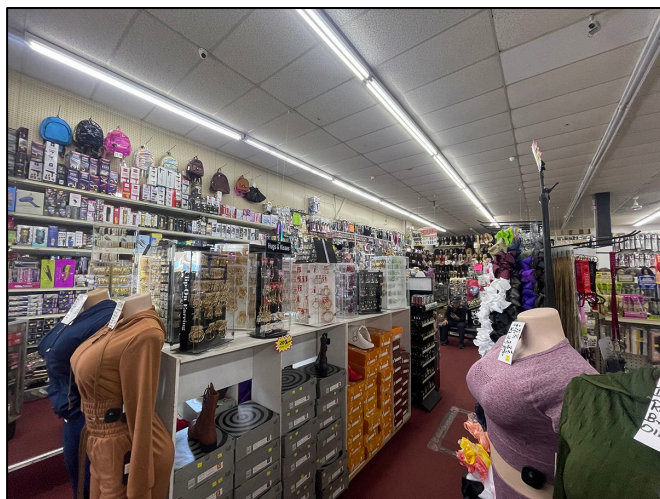
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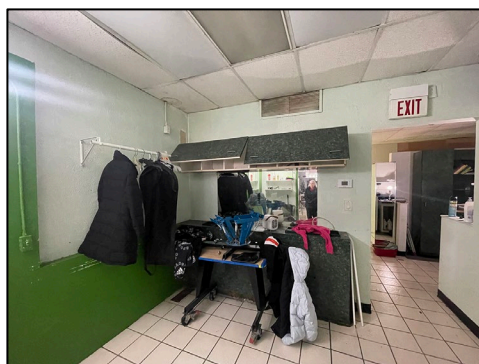
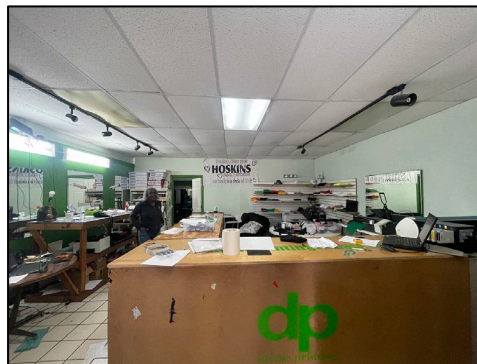
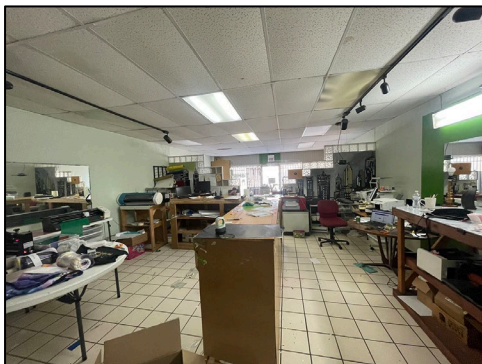
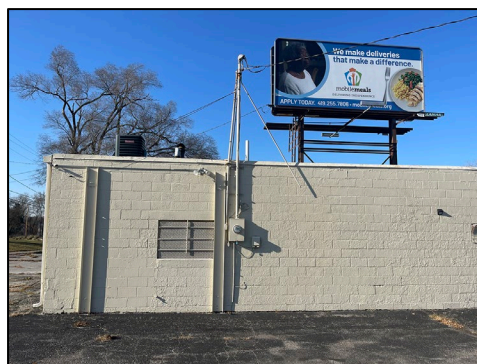
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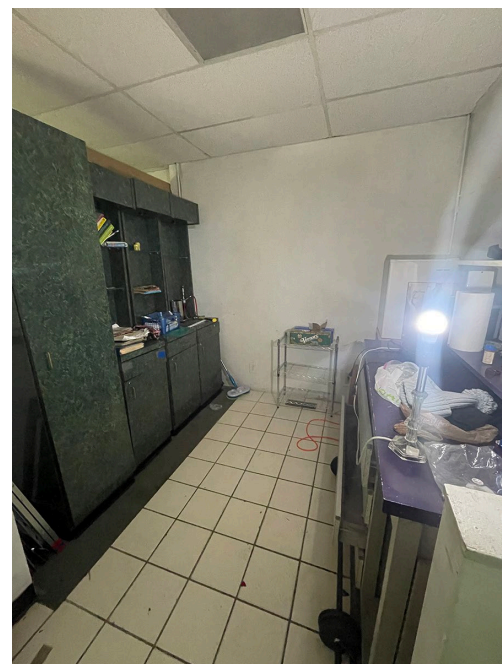
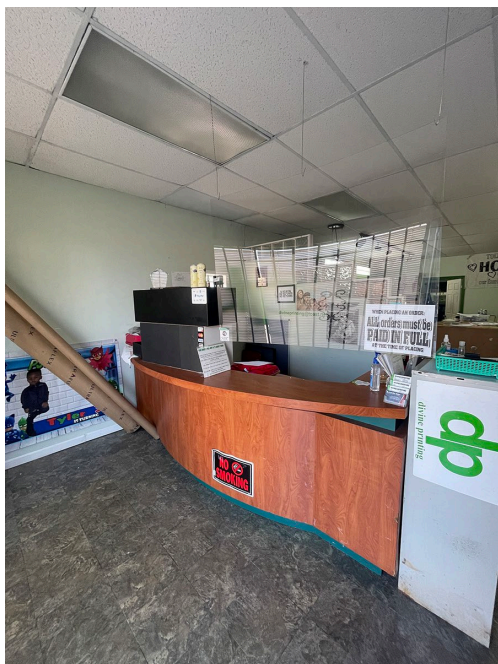
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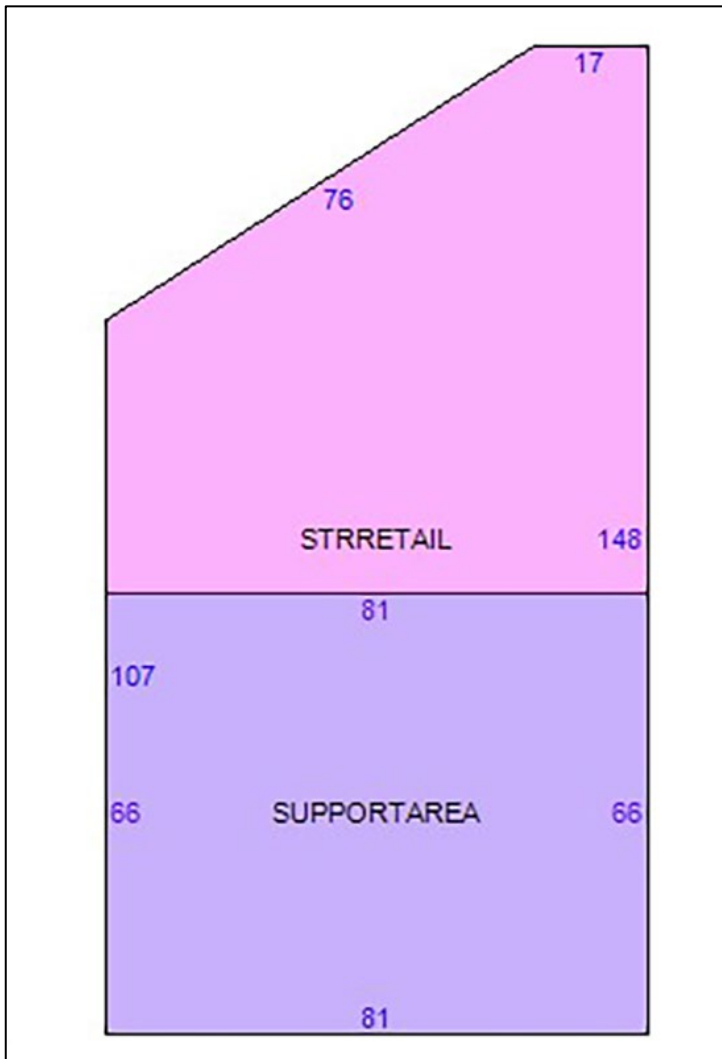
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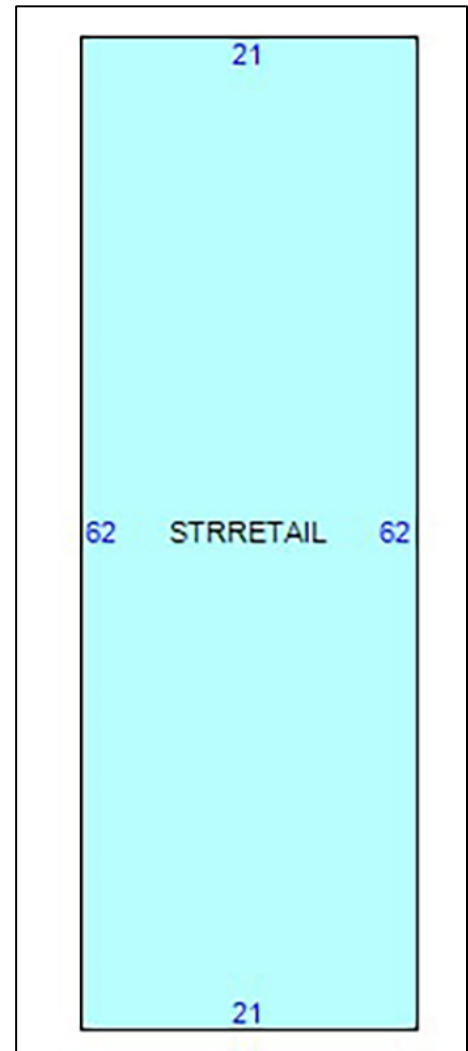
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2025 REAL ESTATE TAXES

Address	Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
3415 Monroe	01-08721	.262	\$3,351.05	\$9,500	\$186,600	\$196,100
3423 Monroe	01-08734	.163	\$393.12	\$6,700	\$8,500	\$15,200
3425 Monroe	01-08747	.208	\$557.23	\$8,700	\$11,500	\$20,200
3429 Monroe	01-08754	.058	\$134.60	\$2,400	\$3,500	\$5,900
3433 Monroe	01-08757	.094	\$676.75	\$3,600	\$32,500	\$36,100
Totals		.785	\$5,112.75	\$30,900	\$242,600	\$273,500

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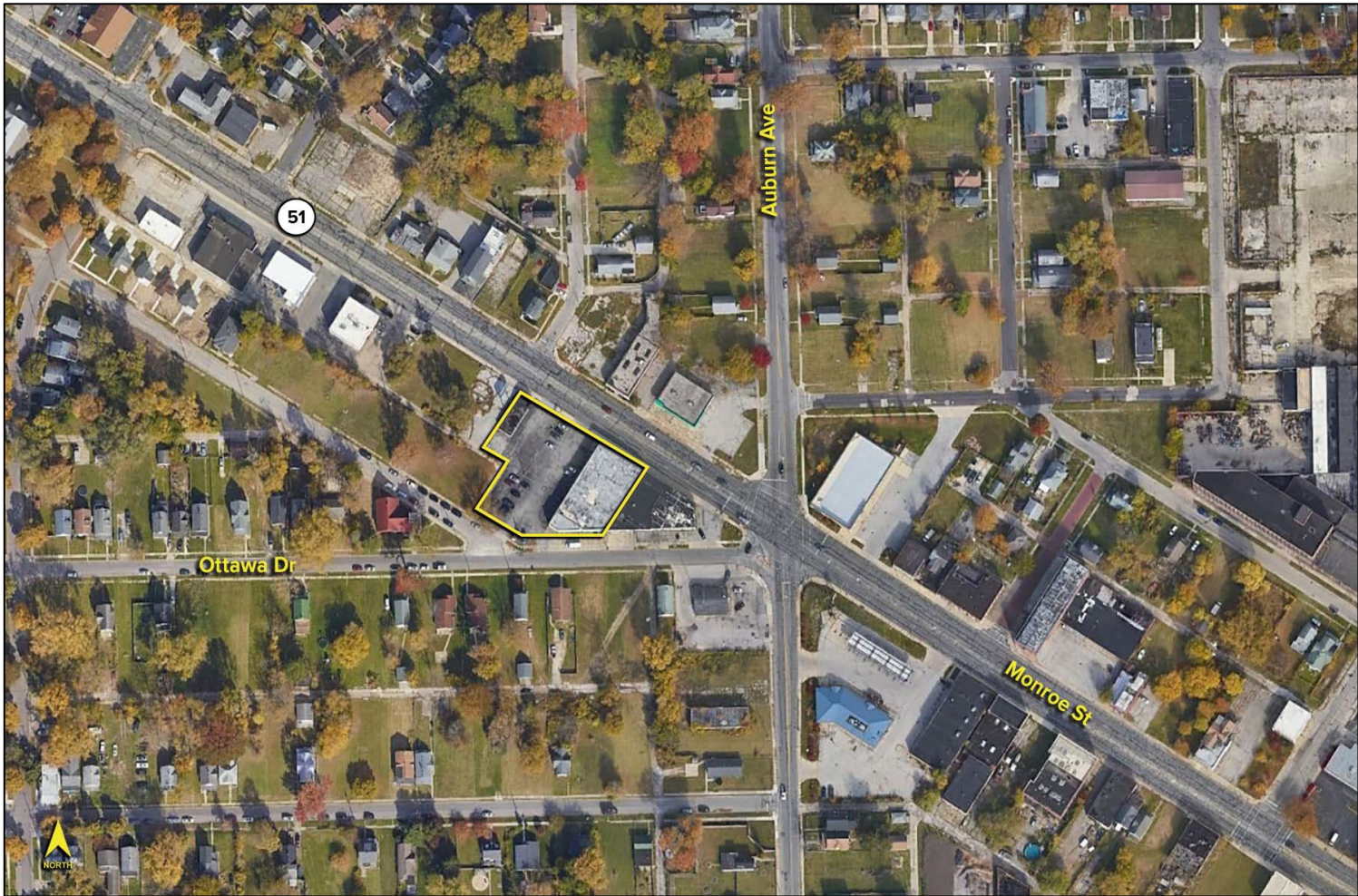
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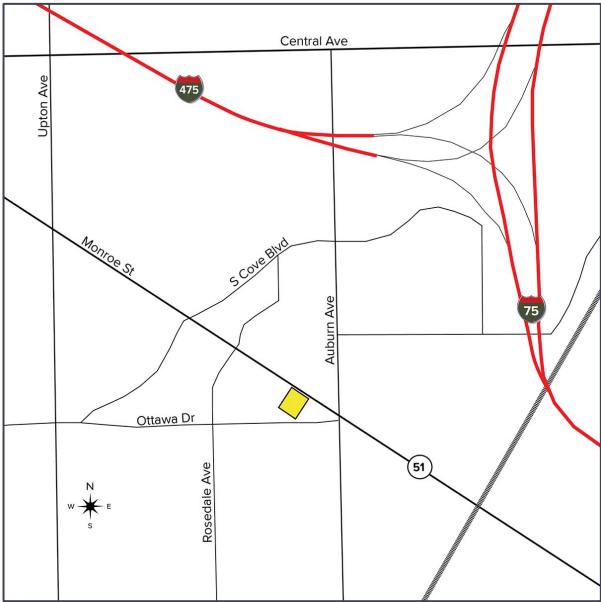
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	8,991	\$50,794
3 MILE	119,546	\$51,407
5 MILE	245,895	\$54,164

TRAFFIC COUNTS (TWO-WAY)	
MONROE ST	12,784 (2025)
AUBURN AVE	3,313 (2024)



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