

1629 NEBRASKA AVENUE  
TOLEDO, OH 43607

COMMERCIAL BUILDING FOR SALE  
4,906 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**FORMER C BROWN FUNERAL HOME**



## GENERAL INFORMATION

Sale Price:	\$350,000
Building Size:	4,906 SF
Number of Stories:	2
Year Constructed:	1953
Condition:	Good
Lot Dimensions:	IRR – Multiple lots
Acreage:	1.45 ± AC
Closest Cross Street:	N. Detroit Avenue
County:	Lucas
Zoning:	RD- 6/MX (mixed zoned parcels)
Parking:	42 spaces
Curb Cuts:	4
Street:	2 lane, 2 way



For more information, please contact:

**ROB KELEGHAN, SIOR**  
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**KEENAN FIELDS, SIOR**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block/wood
Roof:	Shingle
Floors:	Carpet/tile
Floor Coverings:	Carpet/tile
Ceiling Height:	8'-9'
Basement:	Yes, with showroom
Heating:	GFA
Air Conditioning:	Central
Power:	200 amps
Restrooms:	4
Security System:	Yes - active
Overhead Doors:	16' x 7'
Sprinklers:	No
Signage:	Yes - facade

### BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	At closing
Sign on Property:	Yes
Showing Instructions:	Call listing brokers

### REAL ESTATE TAXES

Address	Parcel Numbers	Acreage
1629 Nebraska	08-54774	0.1136
1629 Nebraska	08-54769	0.5883
1629 Nebraska	08-54771	0.0558
1632 Nebraska	02-30461	0.1928
1633 Nebraska	08-54777	0.1148
1635 Nebraska	08-54781	0.1148
1616 Nebraska	02-30477	0.3857
<b>Total:</b>		<b>1.451</b>

### Comments:

- Functional funeral home. Capacity: 150-200 people on first floor and approved for 50+ people on second floor.
- Historical average of 175 funeral services performed a year.
- Coffin elevator from basement to 2<sup>nd</sup> floor, flower room, and casket showroom in basement.
- Vacant house adjacent in poor condition with 2 car oversized garage.
- Prime Junction neighborhood location in Central Toledo.

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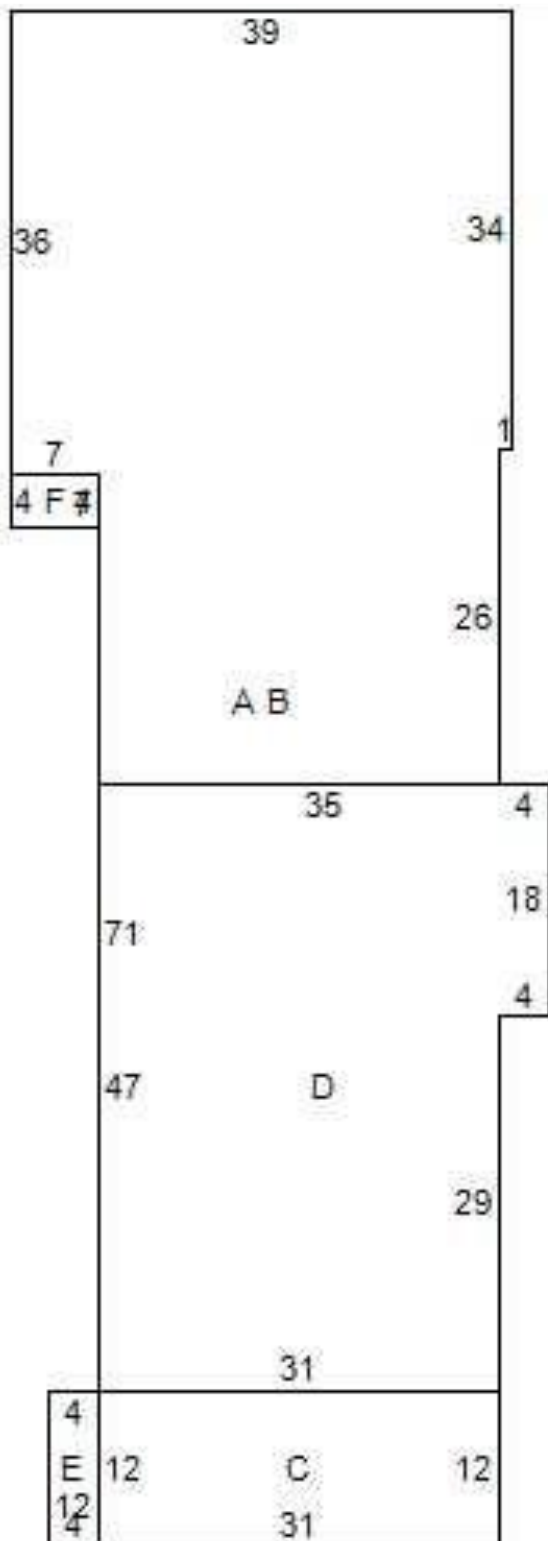
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### Property Sketch



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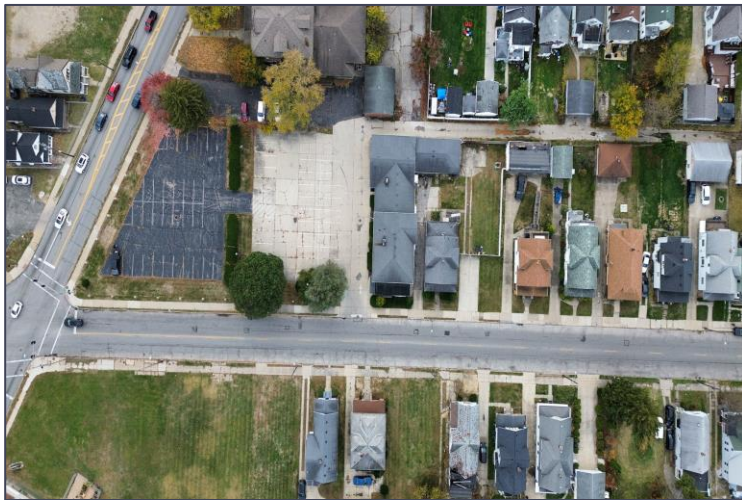
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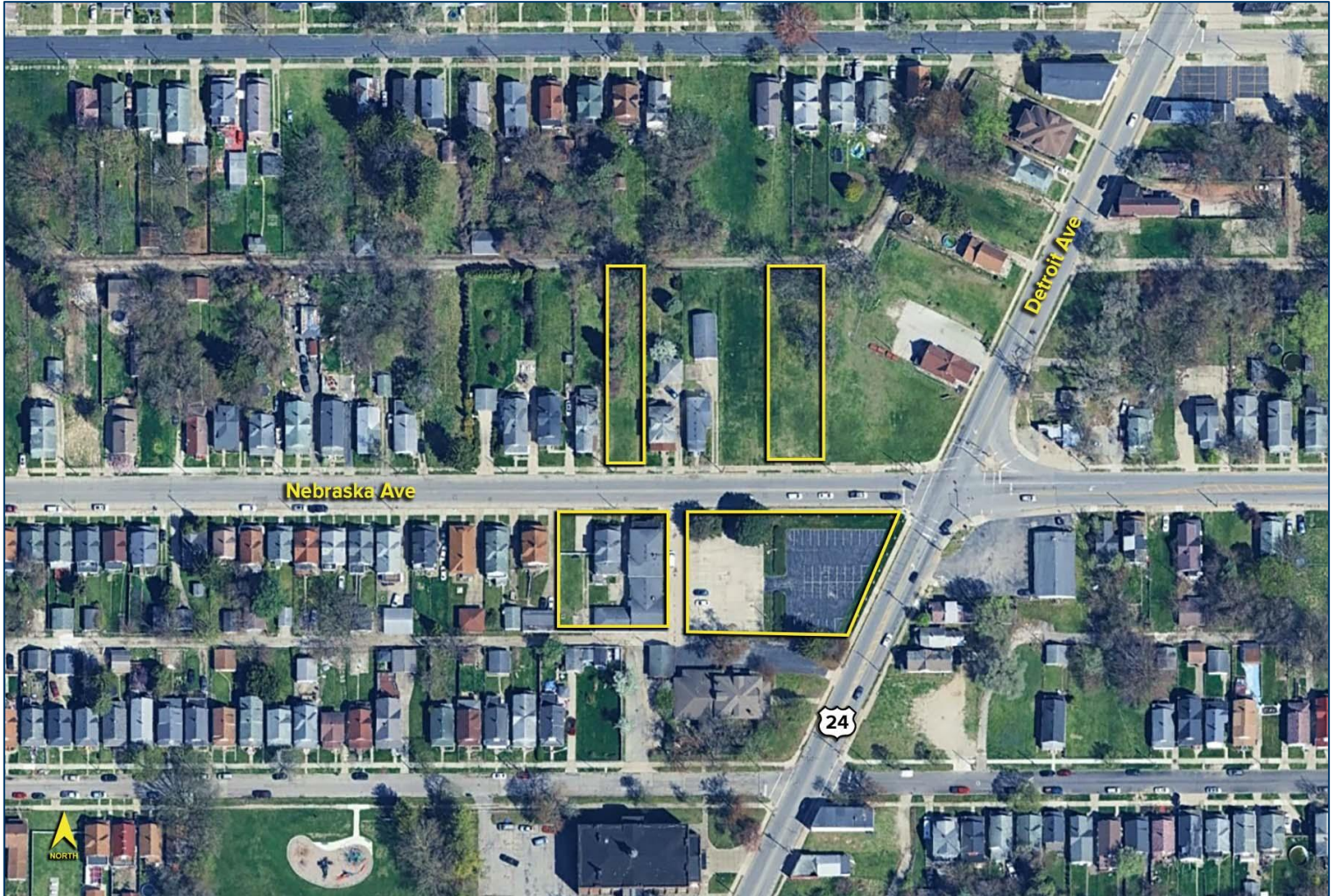
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### TRAFFIC COUNTS (TWO-WAY)

9,050	Nebraska Avenue
13,116	Detroit Avenue

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,156	\$48,522
3 MILE	96,184	\$52,286
5 MILE	237,645	\$57,014

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