

**SALE**  
**523 & 527 Segur Ave**  
**TOLEDO, OH 43609**

**PRESENTED BY:**

**HANNAH SZUL**  
O: 419.540.8888  
C: 419.540.8888  
hannah.szul@svn.com  
OH #SAL.2023002138

HIS WORD  
GLOBAL  
MINISTRIES  
525 SEGUR • SOUTH LOCATION  
Bishop Marvin D. Crittenden

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$99,000
<b>BUILDING SIZE:</b>	5,583 SF
<b>LOT SIZE:</b>	0.231 Acres
<b>PRICE / SF:</b>	\$17.73
<b>BUILT / RENOVATED:</b>	1868/2015
<b>ZONING:</b>	10-RM36 Multi-Family Residence
<b>APN:</b>	0402971 & 0402974

### HANNAH SZUL

O: 419.540.8888 | C: 419.540.8888

hannah.szul@svn.com

OH #SAL.2023002138

## PROPERTY OVERVIEW

Well maintained 5,583 SF church building and adjacent lot for sale. Building includes kitchen, second floor sanctuary, chairlift from first floor, and updated restrooms. Multi-Family Residence zoning allows for numerous residential and public/civic uses. Easy access, located centrally between I-75 and Anthony Wayne Trail in Old South End, just a 5 minute drive to Downtown Toledo.

## PROPERTY HIGHLIGHTS

- Excellent visibility with 90ft of frontage
- Includes parcel to west of building
- 3 restrooms, updated 2015
- New roof, 2014

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$99,000</b>
-------------------	-----------------

### LOCATION INFORMATION

<b>STREET ADDRESS</b>	523 & 527 Segur Ave
<b>CITY, STATE, ZIP</b>	Toledo, OH 43609
<b>COUNTY</b>	Lucas

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Special Purpose
<b>PROPERTY SUBTYPE</b>	Church
<b>ZONING</b>	10-RM36 Multi-Family Residence
<b>LOT SIZE</b>	0.231 Acres
<b>APN #</b>	0402971 & 0402974
<b>LOT FRONTAGE</b>	90 ft
<b>LOT DEPTH</b>	112 ft

#### HANNAH SZUL

O: 419.540.8888 | C: 419.540.8888

[hannah.szul@svn.com](mailto:hannah.szul@svn.com)

OH #SAL.2023002138

523 & 527 SEGUR AVE | Toledo, OH 43609

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	5,583 SF
<b>TENANCY</b>	Single
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1868
<b>YEAR LAST RENOVATED</b>	2015
<b>ROOF</b>	Shingle
<b>NUMBER OF BUILDINGS</b>	1
<b>CEILINGS</b>	Painted Metal
<b>FLOOR COVERINGS</b>	Tile, Carpet, Wood
<b>FOUNDATION</b>	Basement
<b>EXTERIOR WALLS</b>	Brick
<b>PARKING</b>	Street Parking, Adjacent lot could be paved
<b>RESTROOMS</b>	First Floor: 1 Second Floor: 2, Men's & Women's

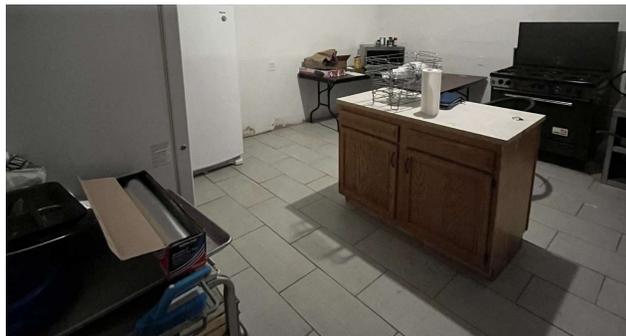
**EXTERIOR PHOTOS**



**HANNAH SZUL**  
O: 419.540.8888 | C: 419.540.8888  
hannah.szul@svn.com  
OH #SAL.2023002138

**523 & 527 SEGUR AVE** | Toledo, OH 43609

# INTERIOR PHOTOS



**HANNAH SZUL**

O: 419.540.8888 | C: 419.540.8888

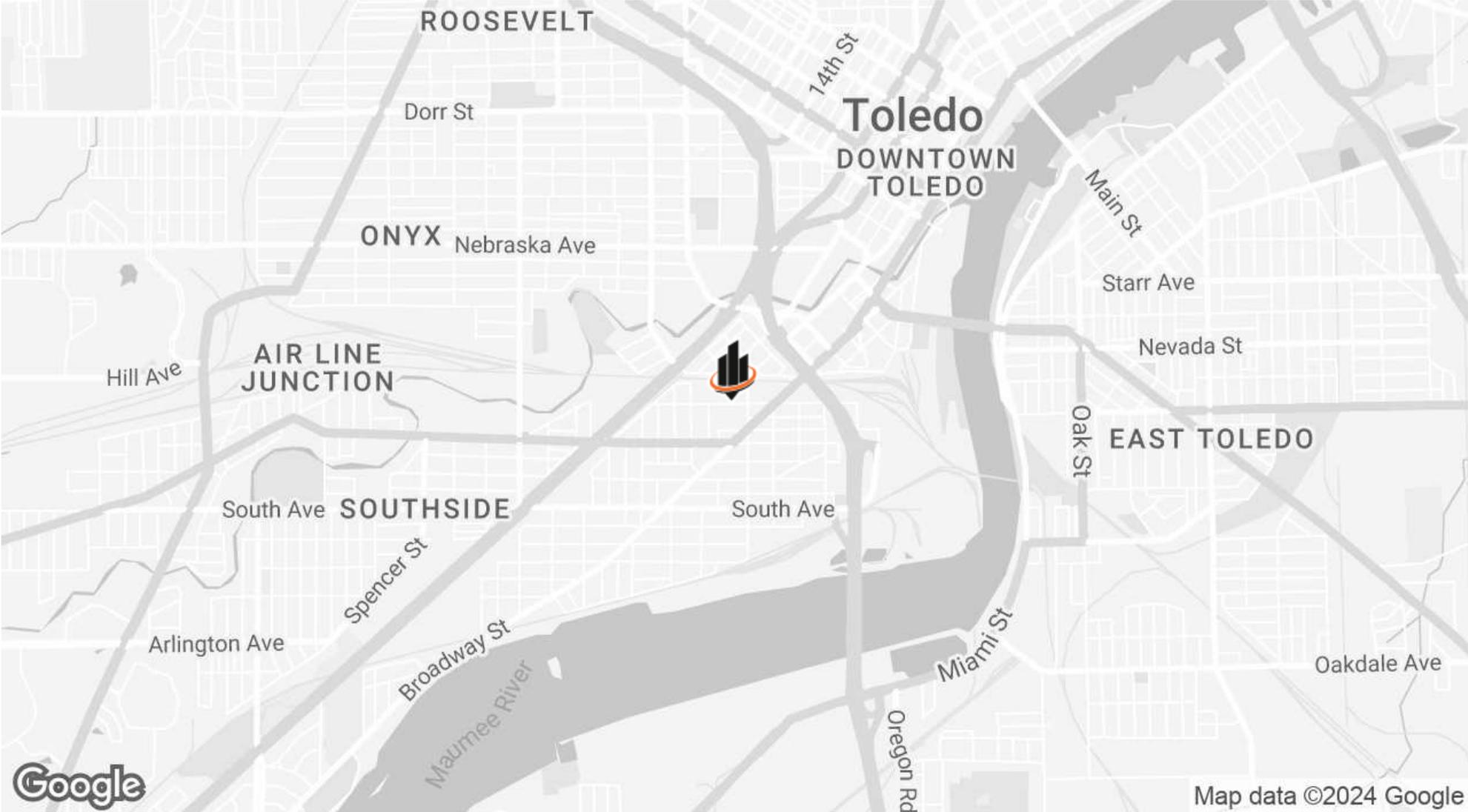
[hannah.szul@svn.com](mailto:hannah.szul@svn.com)

OH #SAL.2023002138

523 & 527 SEGUR AVE | Toledo, OH 43609

SVN | ASCENSION COMMERCIAL REALTY 5

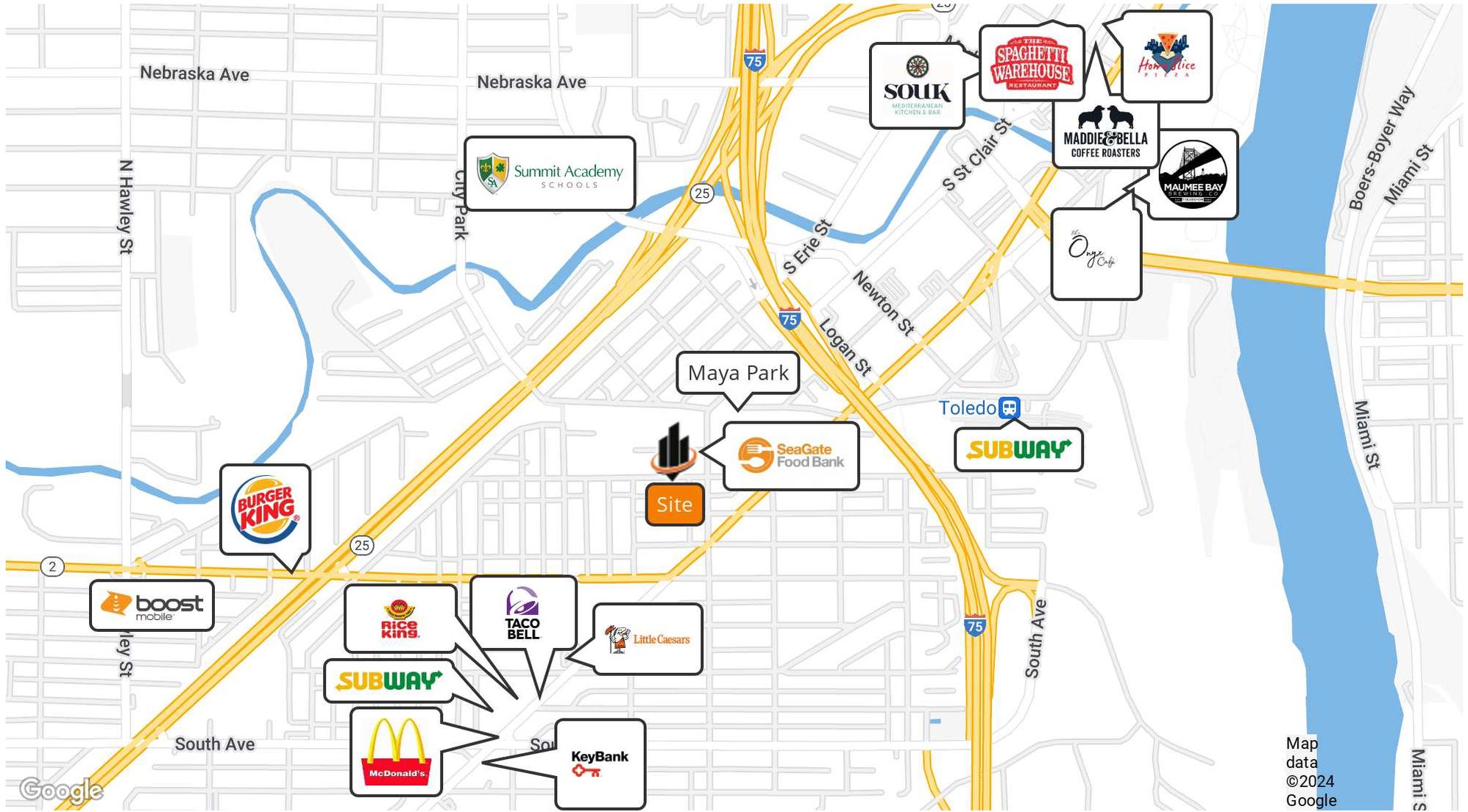
**LOCATION MAP**



**HANNAH SZUL**  
O: 419.540.8888 | C: 419.540.8888  
hannah.szul@svn.com  
OH #SAL.2023002138

**523 & 527 SEGUR AVE** | Toledo, OH 43609

# RETAILER MAP



**HANNAH SZUL**

O: 419.540.8888 | C: 419.540.8888

[hannah.szul@svn.com](mailto:hannah.szul@svn.com)

OH #SAL.2023002138

# DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 3 MILES 5 MILES

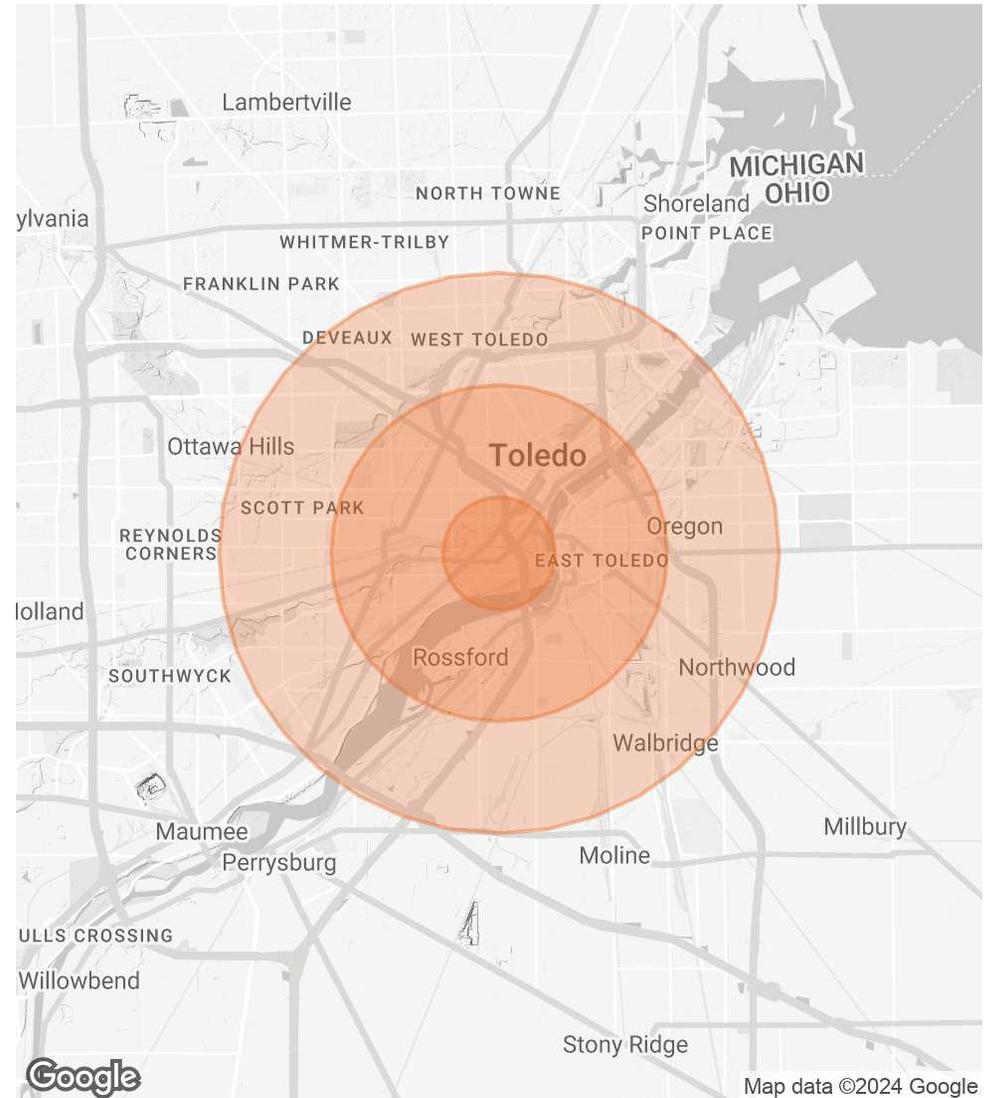
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,315	85,346	205,174
AVERAGE AGE	36	38	38
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	36	39	39

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,078	36,407	87,611
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$41,925	\$50,921	\$61,023
AVERAGE HOUSE VALUE	\$95,648	\$96,852	\$126,610

Demographics data derived from AlphaMap



## HANNAH SZUL

O: 419.540.8888 | C: 419.540.8888

hannah.szul@svn.com

OH #SAL.2023002138

523 & 527 SEGUR AVE | Toledo, OH 43609

SVN | ASCENSION COMMERCIAL REALTY 8