

5930 HUNTINGFIELD BLVD.

AKA 2821 N. HOLLAND SYLVANIA

TOLEDO, OH 43615 (SYLVANIA TWP)



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FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE CONDO FOR SALE - UNIT C

3,160 Square Feet Available



GENERAL INFORMATION

Price:	\$64,000
Building Size:	3,160 square feet*
Number of Stories:	One
Year Constructed:	1981
Condition:	Unit interior good
Lot Dimensions:	199.21' x 329.95'
Acreage:	1.3 acres
Closest Cross Street:	Holland Sylvania Rd
County:	Lucas
Zoning:	C-2 – Hwy & Gen. Comm.
Parking:	50± spaces
Curb Cuts:	2 on Huntingfield
Street:	2 lane, 2 way



* Per Condo Docs & Bylaws

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR

(419) 215 1008

mmalczewski@signatureassociates.com

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Four SeaGate, Suite 608

Toledo, Ohio 43604

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BUILDING SPECIFICATIONS

Exterior Walls:	Wood & brick
Structural System:	Wood frame
Roof:	Pitched asphalt shingle
Floors:	Wood
Floor Coverings:	Carpet
Ceiling Height:	8'
Basement:	Partially finished storage
Heating:	Gas forced air unit in basement – age is 8± years
Air Conditioning:	Central – ground mounted
Power:	200 amp
Restrooms:	Men's/women's
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes – visible from Holland sylvania

BUILDING INFORMATION

Current Occupant:	Occupied by Seller – Business Finance Systems of Toledo
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes - lockbox

2024 REAL ESTATE TAXES

Parcels:	79-01182
Assessor Number:	30249075
Total Taxes:	\$6,959.42
Land value:	\$33,200
Improvement value:	\$262,300
Total value:	\$295,500

Comments:

- Total condominium building is 10,290 square feet. Unit C has 30% ownership of Huntingfield One Condominium.
- Association fees are \$559.17/month, \$6,710.04/year.
- Other occupants are Schraw Chiropractic (Unit A) and Oasis Ministries (Unit B).

Unit consists of:

- Reception area.
- 4 offices.
- Kitchen area.
- Open workspace and partially finished basement.
- Annual electric - \$2,717.12, Avg. monthly \$226.43.
- Annual heat - \$1,052.77, Avg. monthly \$87.73.

For more information, please contact:

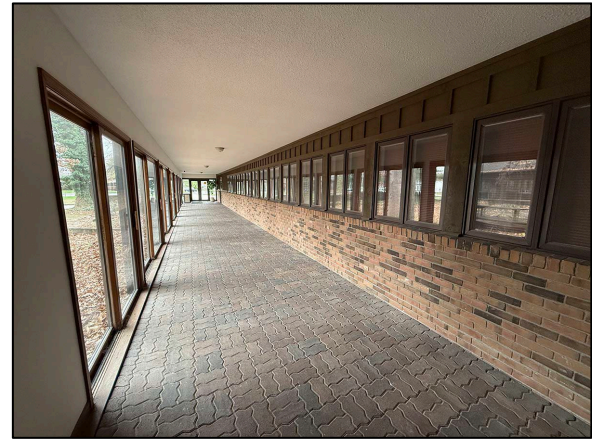
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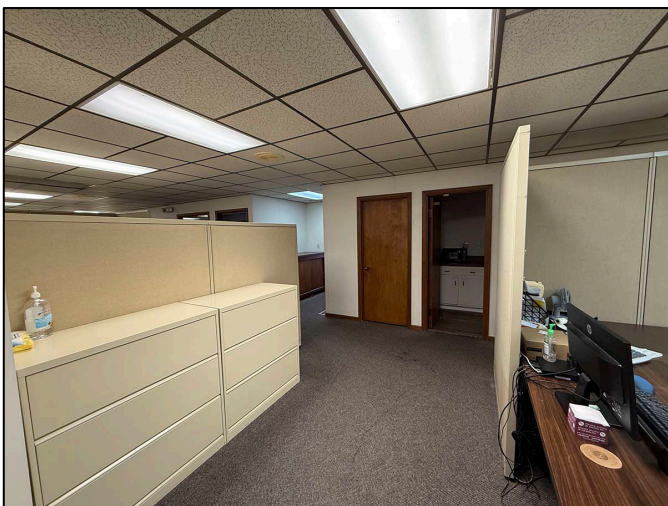
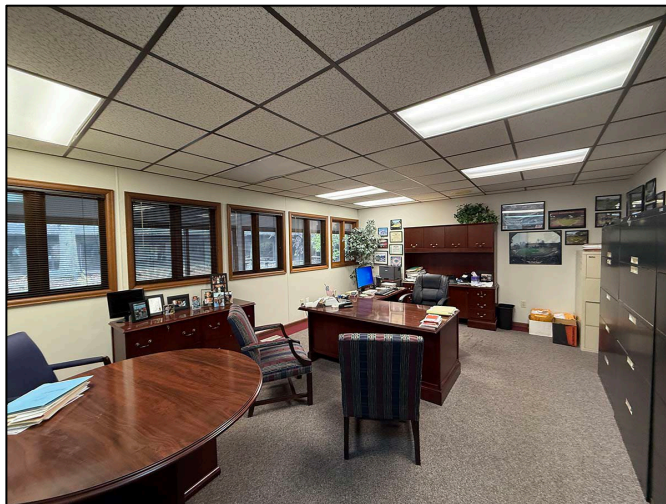
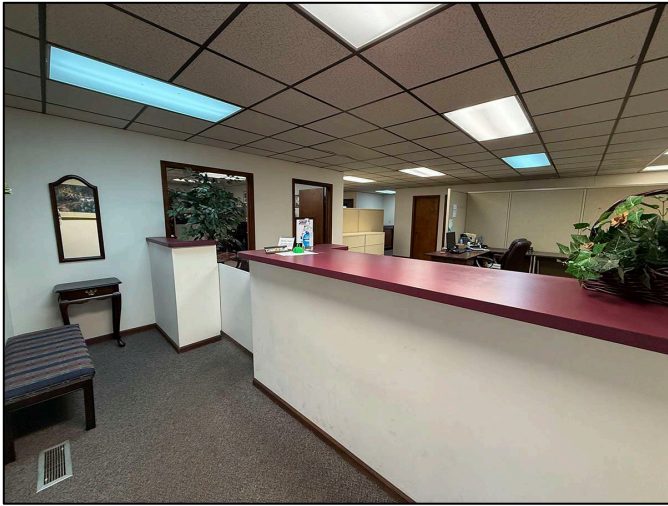
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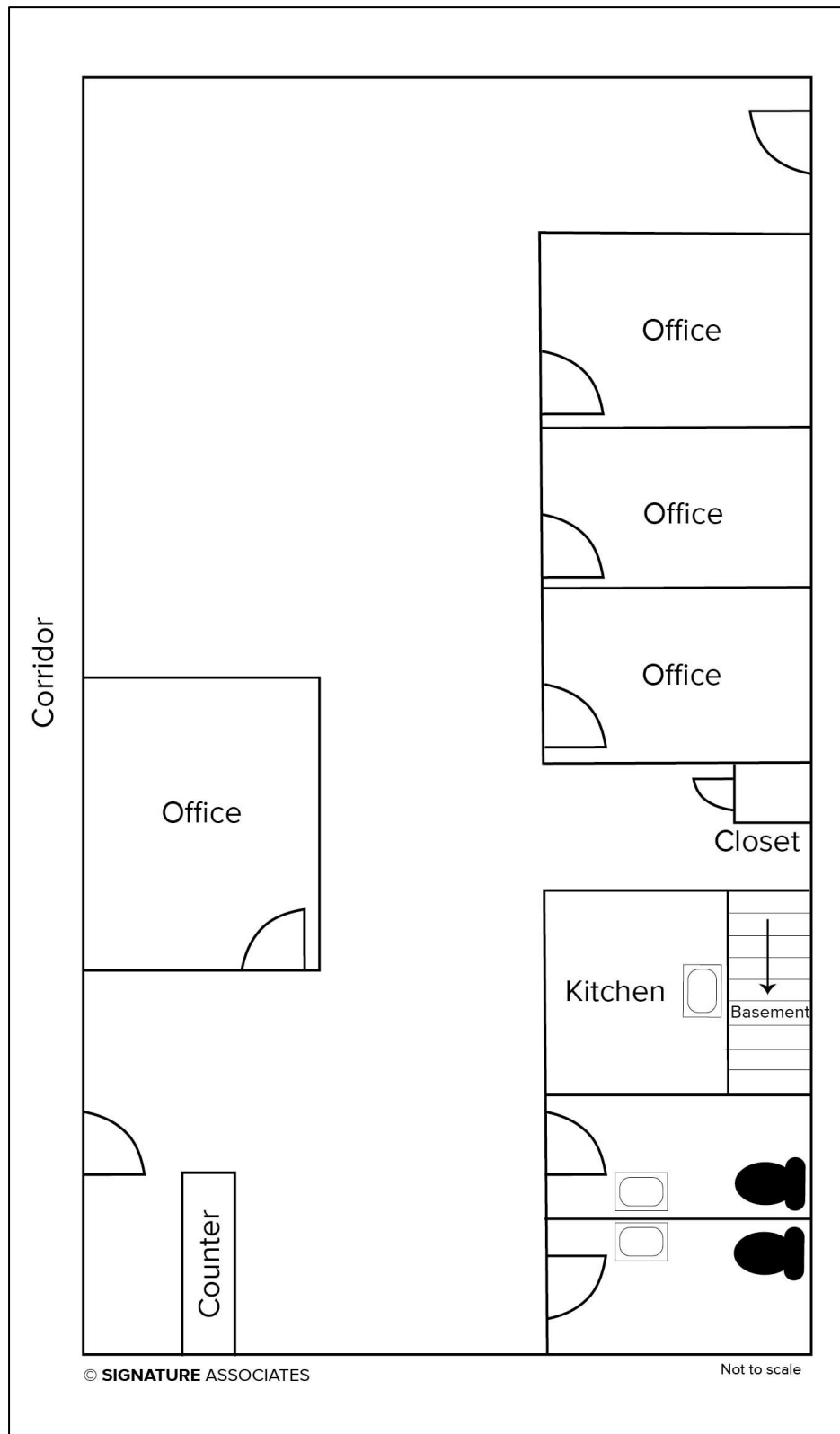
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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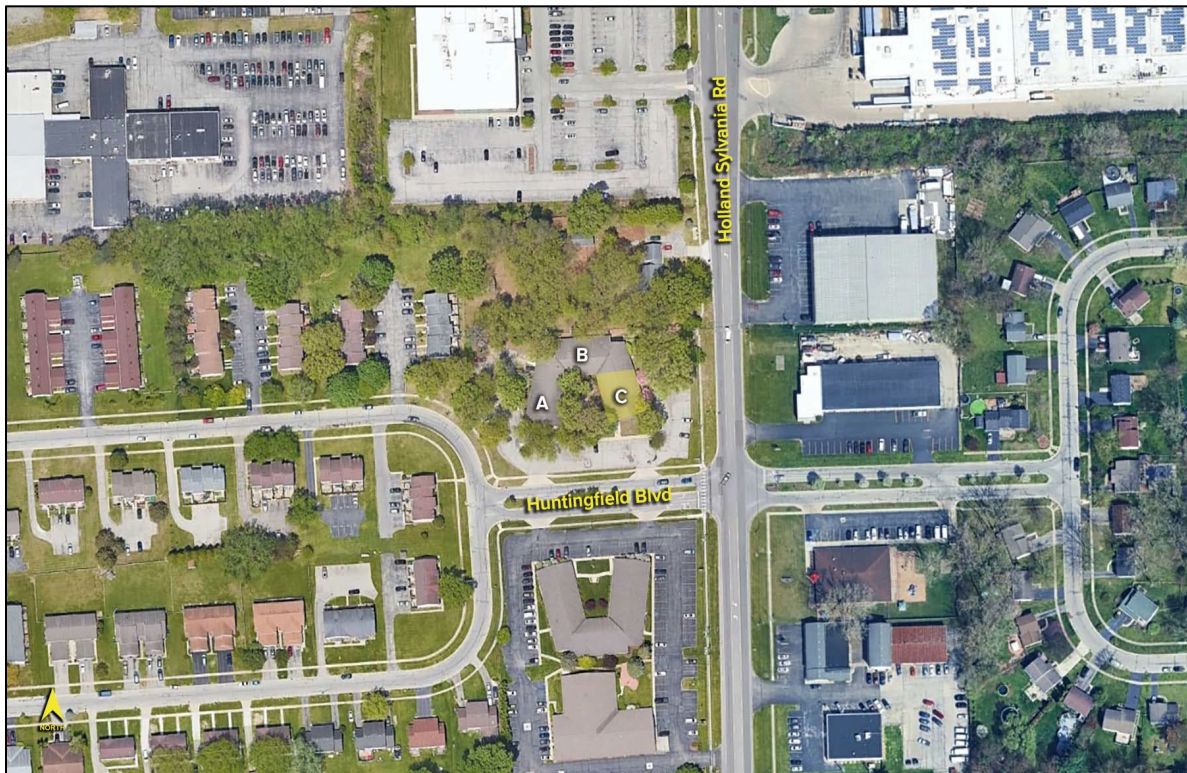
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