

523 MONROE STREET
TOLEDO, OH 43604

COMMERCIAL BUILDING FOR SALE
12,240 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

PIZZA PAPALIS

CONFIDENTIAL

IMPROVED PRICING



GENERAL INFORMATION

Sale Price:	\$1,975,000
Building Size:	12,240 sf
Number of Stories:	Three/two
Year Constructed:	1897/2008
Condition:	Very good
Lot Dimensions:	60' x 80'
Acreage:	0.111 per AREIS
Closest Cross Street:	Huron Street
County:	Lucas
Zoning:	CD Downtown Comm.
Parking:	Street & public
Curb Cuts:	N/A
Street:	4 lane



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Brick & block
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Ceramic tile/vinyl/wood
Ceiling Height:	14'/varies
Basement:	3,200 sf
Heating:	Gas forced air
Air Conditioning:	Central
Power:	1200 amp
Restrooms:	(2) first fl. (1) third fl.
Security System:	Yes (fire & police)
Sprinklers:	Yes
Signage:	Facia

BUILDING INFORMATION

Current Occupant:	Pizza Papalis
Occupancy Date:	At closing
Sign on Property:	No
Showing Instructions:	Contact listing agents

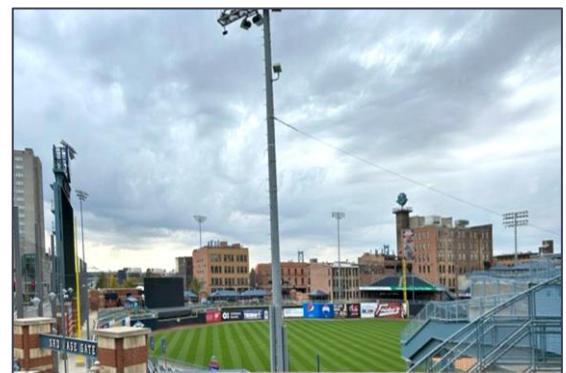
2024 REAL ESTATE TAXES

TD:	12
Parcels:	40410 & 00469
Assessor Number:	01-057-025
Total Annual Taxes:	\$27,221

Comments:

- Located contiguous to Fifth Third Field
- Heart of entertainment district
- Minutes from Glass City Center, Huntington Center, and Hotels
- Fully fixtured restaurant/two bar areas
- Available outdoor seating
- FF & E Available (separately)
- Unfinished 3rd floor (3,200 sf)

Confidential Sale - Do not contact employees.



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Bar Area (Lower)



Dining



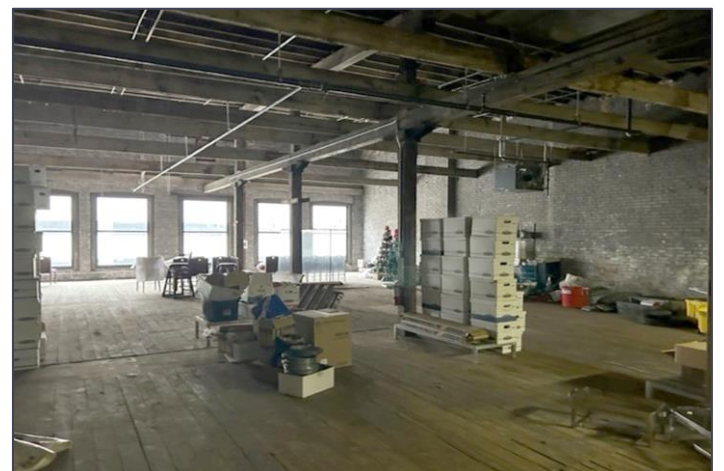
Dining



Kitchen Area



Basement



3rd Floor – Unfinished

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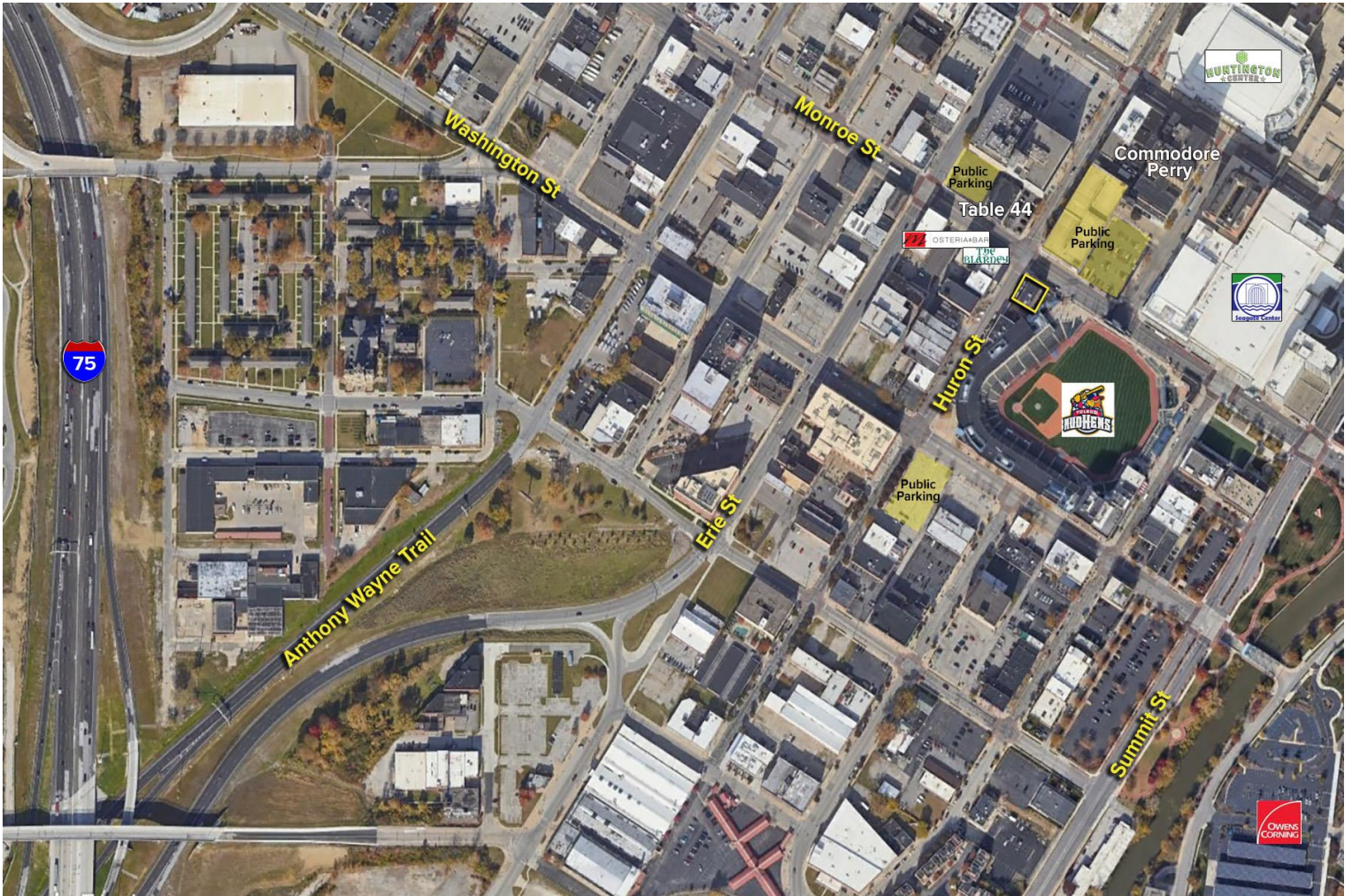
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TRAFFIC COUNTS (TWO-WAY)

9,275	Monroe Street
2,200	N. Huron Street
8,926	N. Erie Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,047	\$26,069
3 MILE	90,982	\$38,158
5 MILE	199,373	\$49,009



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