

FOR SALE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



1602-1612 W. Sylvania Ave.
4038 Berwick Ave.
Toledo, Ohio 43612

Multi-Use
Building



Sale Price:

\$595,000.00

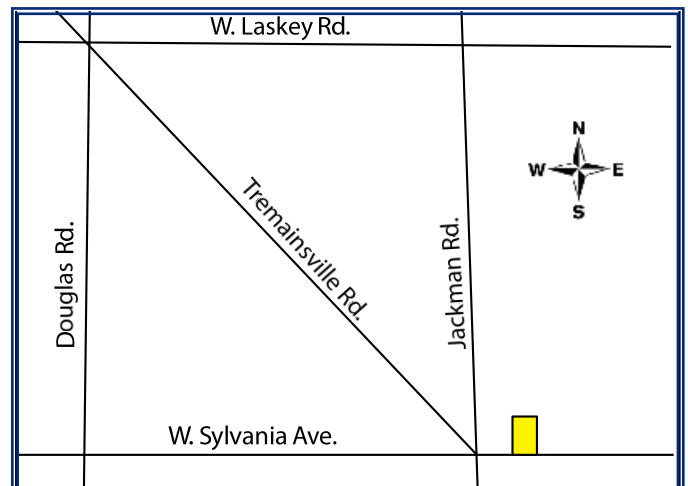
Building Size:

Theatre - 24,224 SF

Hair Salon - 544 SF

Property Highlights:

- *Currently utilized as a theater, two apartments, antique store and hair salon
- *High traffic area
- *Prime West Toledo location



“Innovative Solutions At Work”

For More
Information
Contact:

Jeff Links
419-944-5564
jlinks@millerdanberry.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

FOR SALE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



1602-1612 W. Sylvania Ave.
4038 Berwick Ave.
Toledo, Ohio 43612

Multi-Use Building

GENERAL BUILDING SPECIFICATIONS

County	Lucas
Area of City	West Toledo
Nearest Intersection	Jackman & Tremainsville
Zoned	CR
Parcel #	02-10271, 18-22667, 05-20991
Street	4 Lane Asphalt
Acreage	1.4167
Parking Spaces	80 +/-
Curb cuts	3
Total Building Size	24,768 SF
Units	5
Year Complete	Hair Salon - 1951 Theatre - 1930
Number of floors	2
Floors	Tarra 20, carpet, tile
Construction Type	Brick
HVAC	Yes
Electrical	220 amp
Roof	Flat
Ceiling Height	8' - 25'
Over Head Doors	2 - 10' x 10'
Restrooms	7

CURRENT TENANT DETAILS

Occupant	Unit #	Amount
Single Residential Tenant	Apt. #1	\$300/mo
Single Residential Tenant	Apt. #2	\$400/mo
Salon	1612 W. Sylvania	\$400/mo
Antique Barn	1600 W. Sylvania	\$1,500/mo
Theatre	1602 W. Sylvania	\$4,150/mo
Annual Income		\$81,000

DEMOGRAPHICS

	Population	Avg. Household Income
1 Mile	20,764	\$51,191
3 Mile	114,128	\$48,717
5 Mile	233,609	\$49,819

TRAFFIC COUNT

12,102 VPD on W. Sylvania (2015)

“Innovative Solutions At Work”

For More
Information
Contact:

Jeff Links
419-944-5564
jlinks@millerdanberry.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

FOR SALE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



1602-1612 W. Sylvania Ave.
4038 Berwick Ave.
Toledo, Ohio 43612

Multi-Use
Building



“Innovative Solutions At Work”

For More
Information
Contact:

Jeff Links
419-944-5564
jlinks@millerdanberry.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

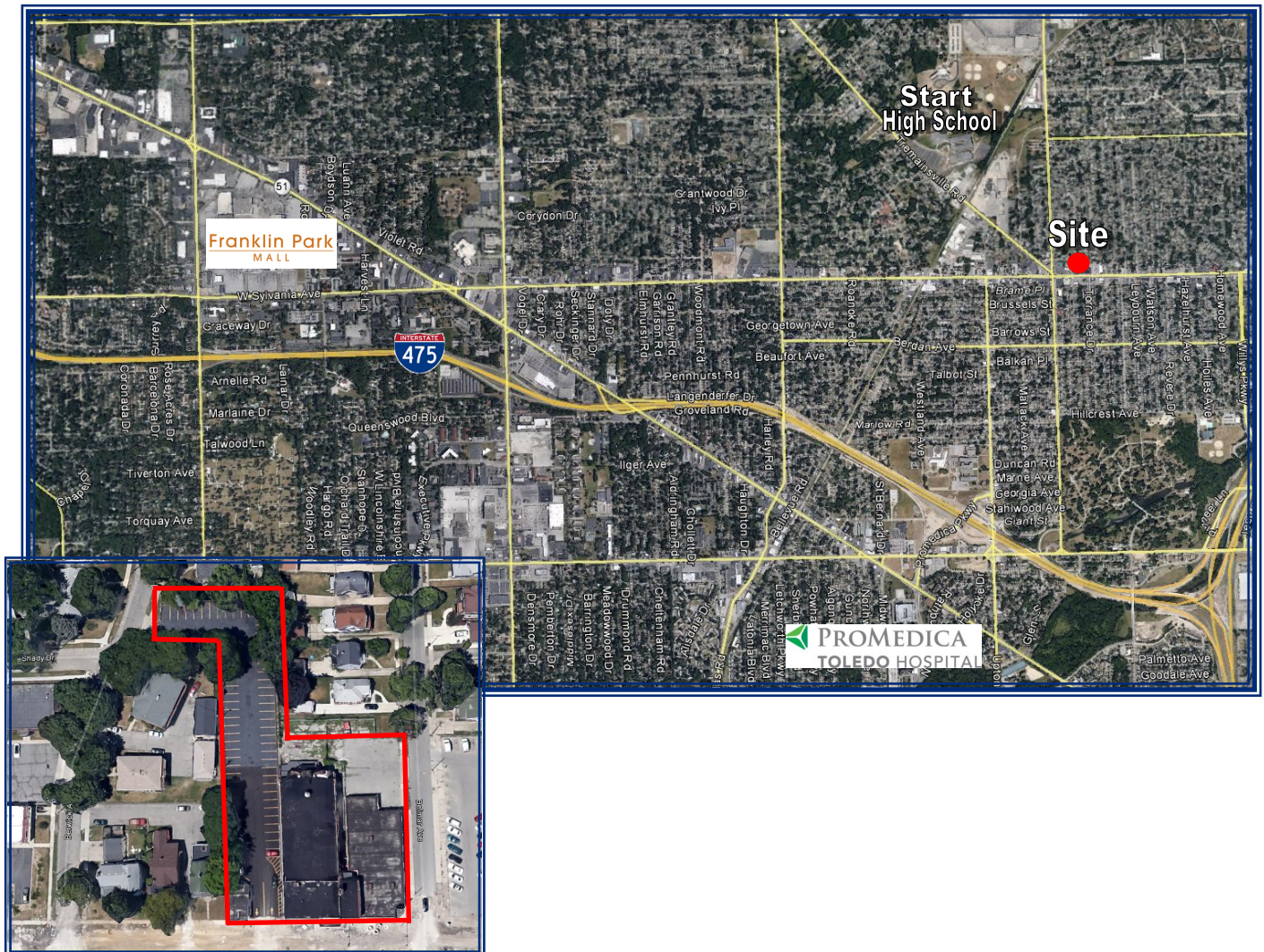
FOR SALE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



1602-1612 W. Sylvania Ave.
4038 Berwick Ave.
Toledo, Ohio 43612

Multi-Use
Building



"Innovative Solutions At Work"

For More
Information
Contact:

Jeff Links
419-944-5564
jlinks@millerdanberry.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.