

3911 MARTHA AVENUE

Toledo, OH 43612

RK



Offering Summary

Sale Price:	\$247,600
Building Size:	6,190 SF
Lot Size:	0.89 Acres
Building Class:	B
Price / SF:	\$40.00
Year Built:	1927
Renovated:	2016
Market:	Toledo
Submarket:	N. Toledo

Property Overview

- First floor - reception lobby, four (4) offices, restroom, conference room, work room, kitchen, enclosed porch
- Second floor - Seven (7) rooms, storage closets, three (3) restrooms, enclosed porch
- Third floor - Two (2) offices and one (1) restroom
- Site to be split from 3887 Martha Avenue to become 3911 Martha Avenue
- Former church rectory - offices, wood paneling & trim, and hardwood floors
- Includes adjoining front decrepit 6,524 SF church building that can be gutted and renovated or torn down for additional parking

Location Overview

- Located off I-75 and Phillips near Mancy's Original Steakhouse

Peter Shawaker, CCIM, SIOR

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Sale Price	\$247,600
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Sale Details

Building Size	6,190 SF
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Building Information

Number Of Floors	3
Year Built	1927
Renovated	2016
Tenancy	Single
Condition	Excellent
Construction Status	Existing
Roof System	Ceramic Tile
Flooring Composition	Hardwood
Basement	Full
Climate Controlled	Yes
Heat System Description	Gas Boiler
Restrooms	Four (4)
Exterior Signage	Yes

Property Details

Primary Property Type	Office
Acreage	0.89 Acres
Annual Real Estate Taxes	\$6,000 (Past Split Estimate)
Annual Real Estate Taxes Per SF	Approx. \$1.00/SF
Parcel / APN Numbers (Split)	18-28162
# Existing Parking Spaces	6
Parking Ratio Per 1,000 SF	1.0

Location Information

City, State & Zip	Toledo, OH 43612
County	Lucas
Submarket	N. Toledo
Cross Streets	W. Sylvania Avenue

Utilities

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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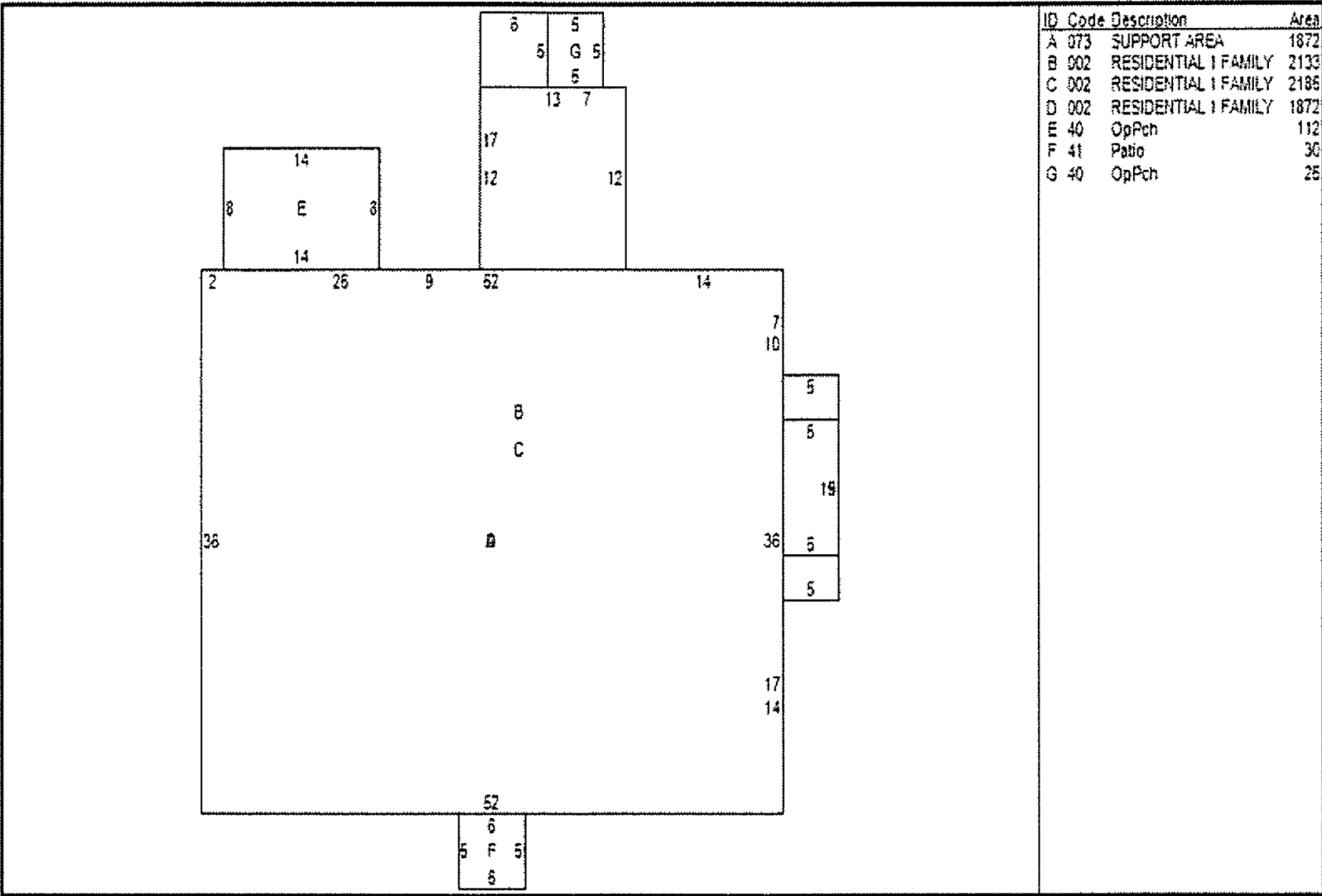
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Former Rectory

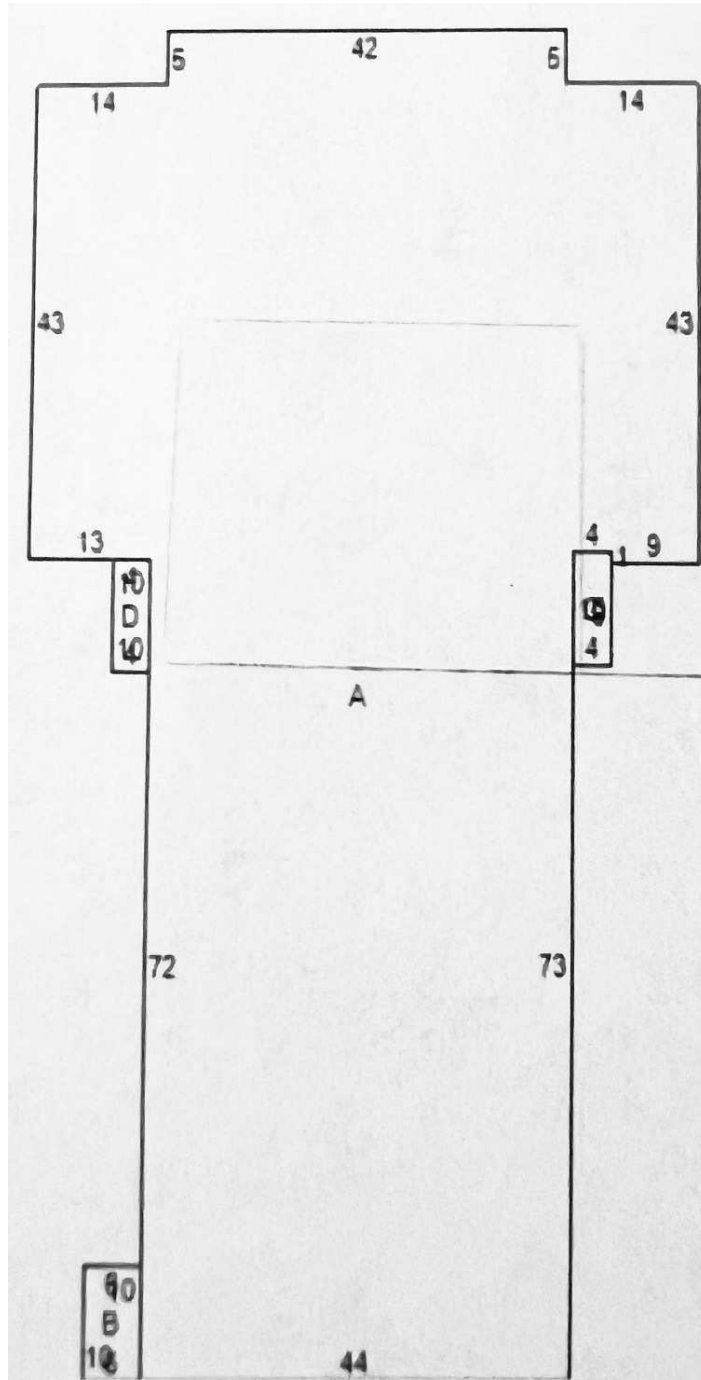
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6,524 SF

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Rear Garage & Parking



First Floor Conference Room

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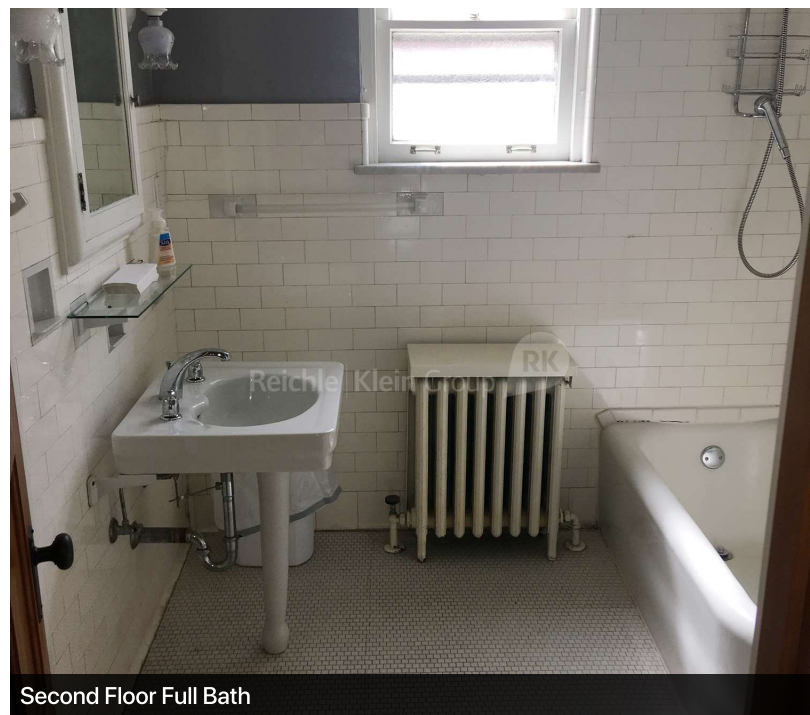
First Floor Kitchen



Office



First Floor Office



Second Floor Full Bath

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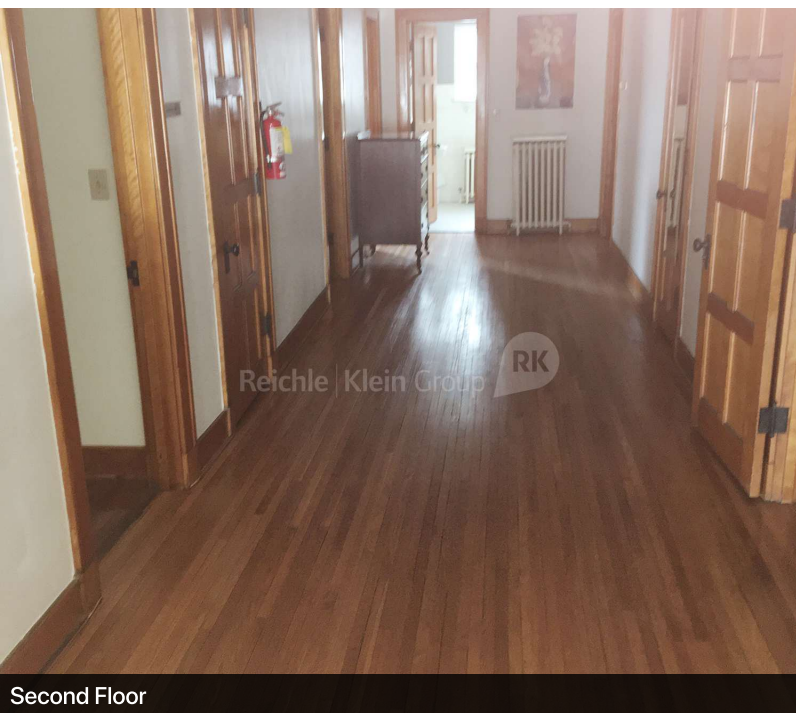
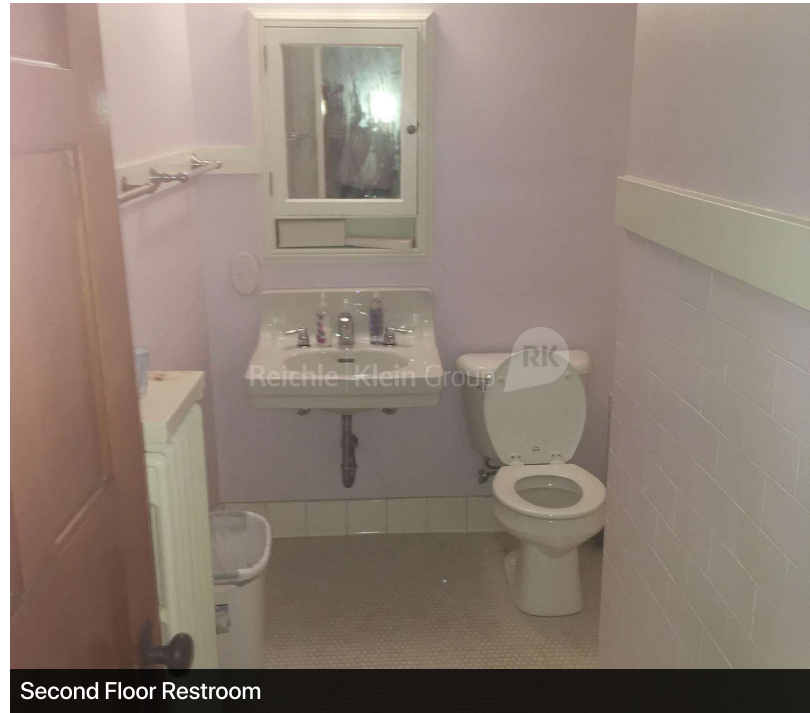
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Third Floor



Radiator



Reichle Klein Group RK

Second Stair



Reichle Klein Group RK

Basement



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Gas Water Boiler

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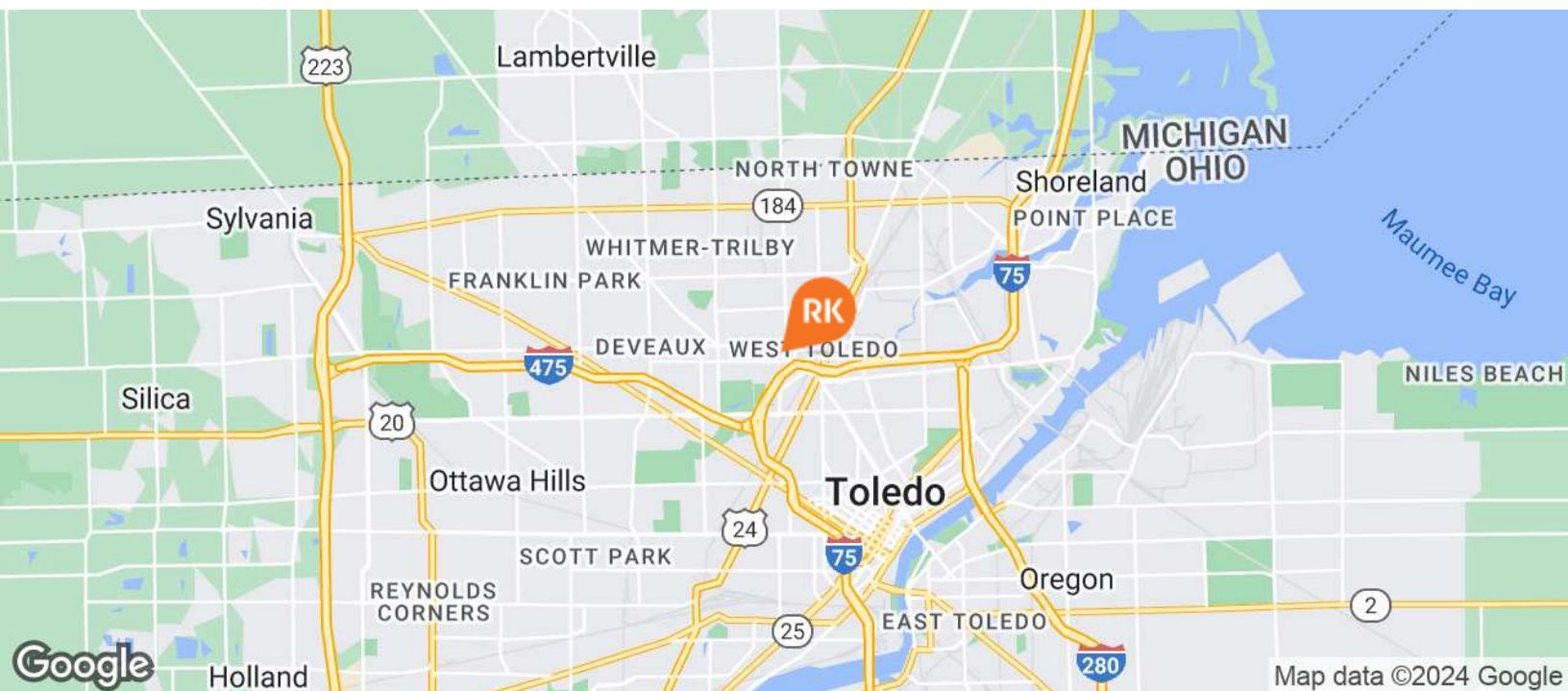
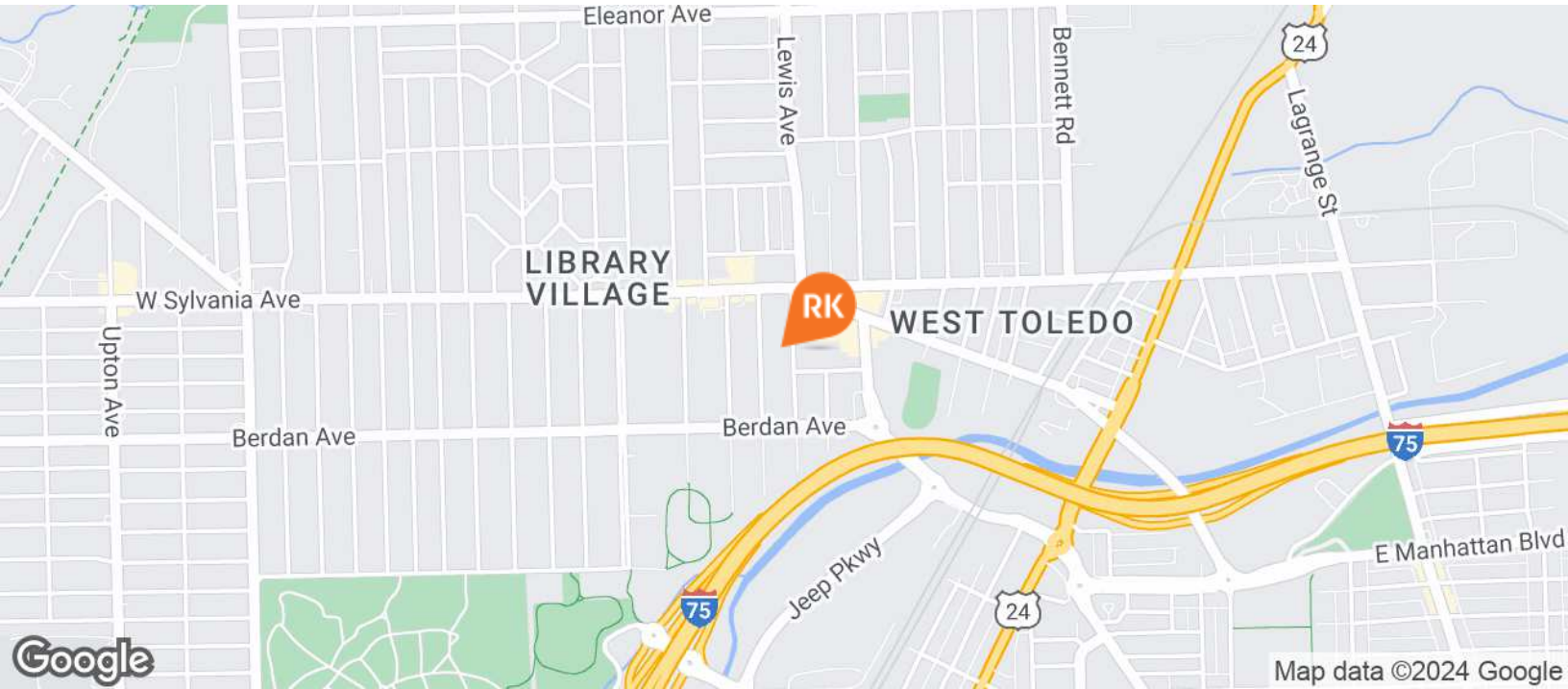
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