

1856 W. SYLVANIA AVENUE
TOLEDO, OH 43613

RETAIL BUILDING FOR SALE
9,690 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FREESTANDING COMMERCIAL BUILDING



GENERAL INFORMATION

Sale Price:	\$290,000
Building Size:	9,690 square feet*
Number of Stories:	One
Year Constructed:	1948
Condition:	Fair – sold “as is”
Closest Cross Street:	Upton Avenue
Acreage:	0.7569 acres – includes 6 parcels
Land Dimensions:	Irregular
County:	Lucas
Zoning:	C-2
Parking:	Approx. 50± spaces
Curb Cuts:	Two
Street:	4 lane with center turn



*per Lease Agreement

For more information, please contact:

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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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1856 W. Sylvania Avenue, Toledo, OH 43613

Retail Building For Sale

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Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Block & brick
Structural System:	Block
Roof:	Flat rubber
Floors:	Wood
Floor Coverings:	Carpet
Ceiling Height:	9'±
Basement:	Yes
Heating:	Gas forced air – rooftop & 2 nd floor unit
Air Conditioning:	Central – rooftop
Power:	Multiple panels
Restrooms:	Yes – on 2 nd floor Dated, inoperable restrooms in basement
Sprinklers	No
Elevator:	No
Signage:	Façade – signage on Upton and Sylvania Avenue

BUILDING INFORMATION

Current Tenant:	The Salvation Army
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	No – space is occupied. Arrange tour with agent.

Comments:

- 2 sump pumps.
- The Salvation Army has been a long-standing tenant and is a fixture in the community.
- The secure parking lot accommodates the consistent flow of customers, which is reported to be one of The Salvation Army's most productive stores in the region.
- The Salvation Army is on a month-to-month lease and pays \$4,675.42 /month.
- The tenant maintains the HVAC; landlord is responsible for replacement.
- Landlord maintains the grass & pays for insurance & RE taxes.
- Tenant maintains the parking lot and is responsible for snow removal.
- The store layout is mostly open, with a sorting room, upstairs office, storage room and basement.
- There is ample outside area for donations/drop-offs.
- The Salvation Army identifies the building address as 1856 W. Sylvania Avenue.

2026 REAL ESTATE TAXES

Address	Parcel #	Assessor #	Taxes	Acreage	Square Footage
1854 W. Sylvania Ave	07-08184	03118027	\$11,096.98	0.1567	9,690
1850 W. Sylvania Ave	07-08181	03118026	\$1,051.28	0.1152	
1846 W. Sylvania Ave	07-08177	03118025	\$1,055.21	0.1166	
4016 Upton Ave	07-08174	03118028	\$1,165.72	0.1233	
4020 Upton Ave	07-08171	03118029	\$1,160.48	0.1230	
4024 Upton Ave	07-08167	03118030	\$1,156.56	0.1227	
Totals:			\$11,165.03	0.7569	9,690

For more information, please contact:

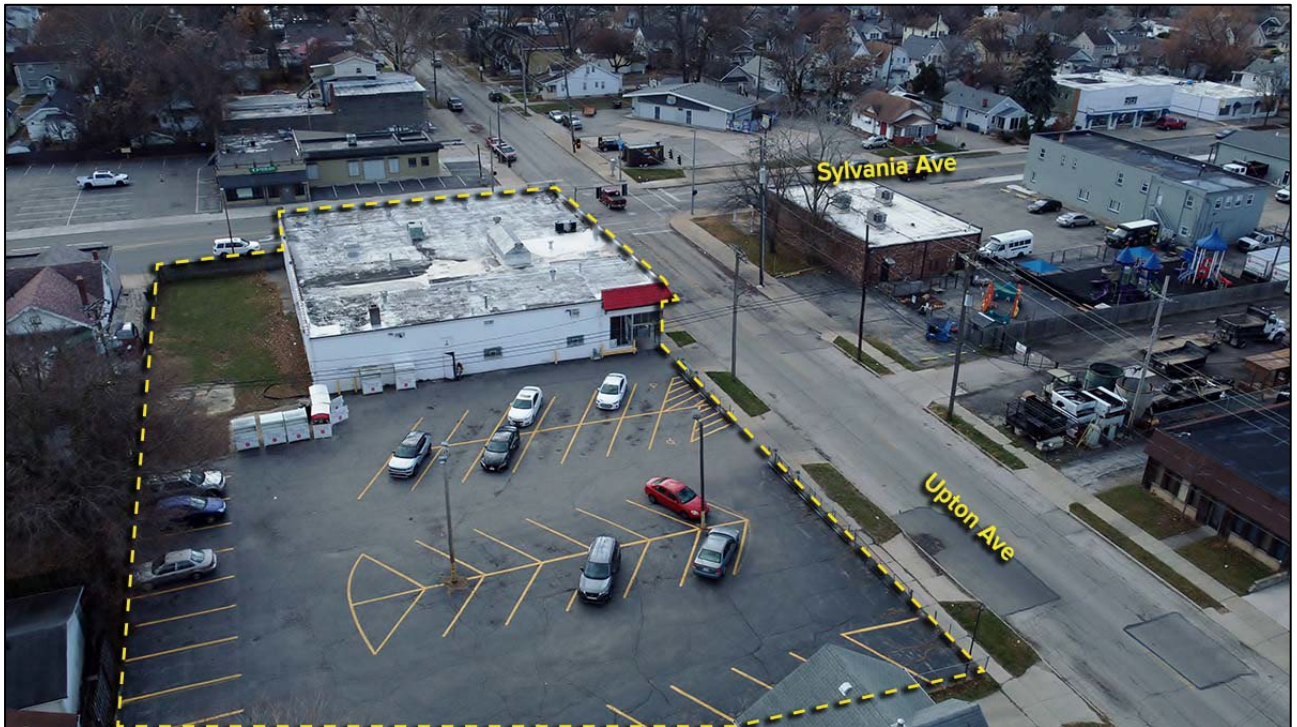
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Front entry



Donation drop off area



Extra undeveloped parcel

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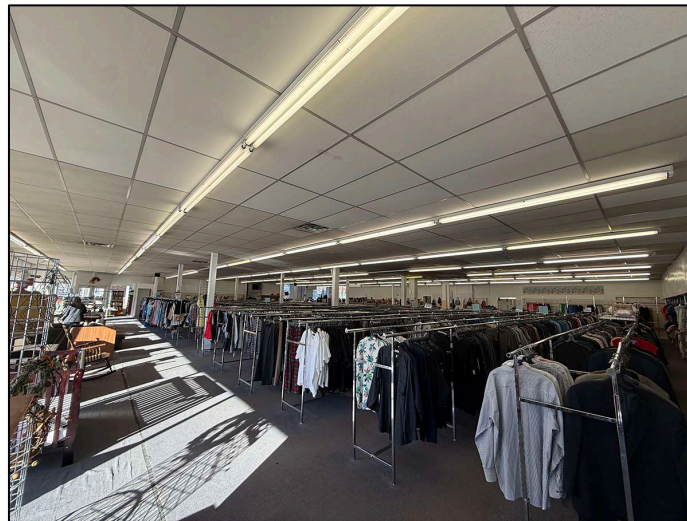
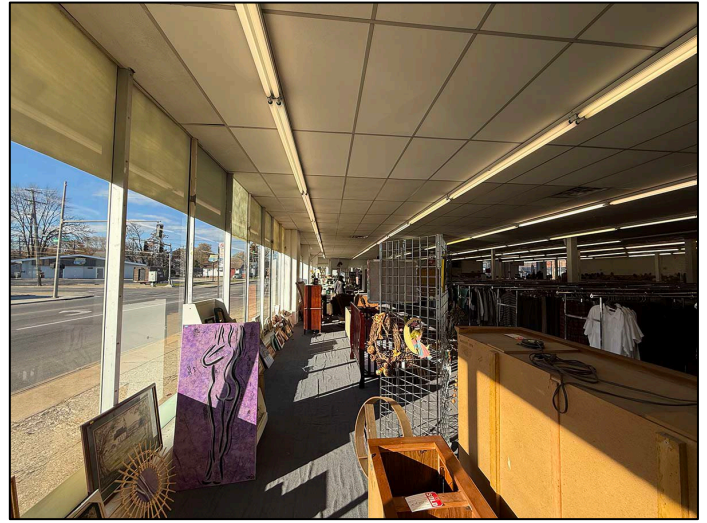
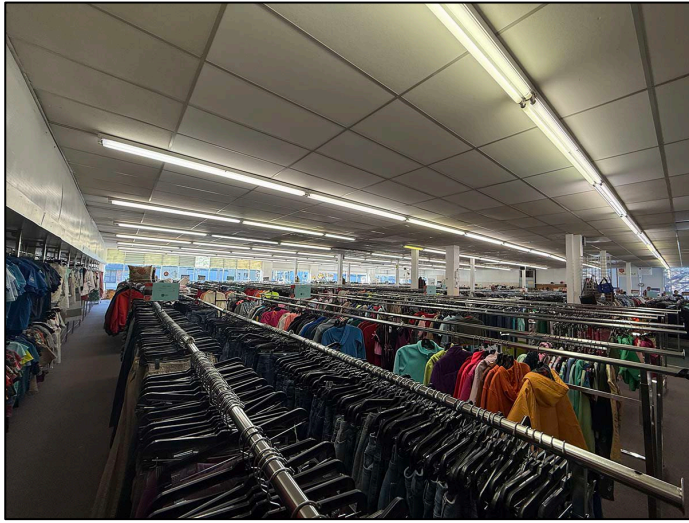
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Retail area



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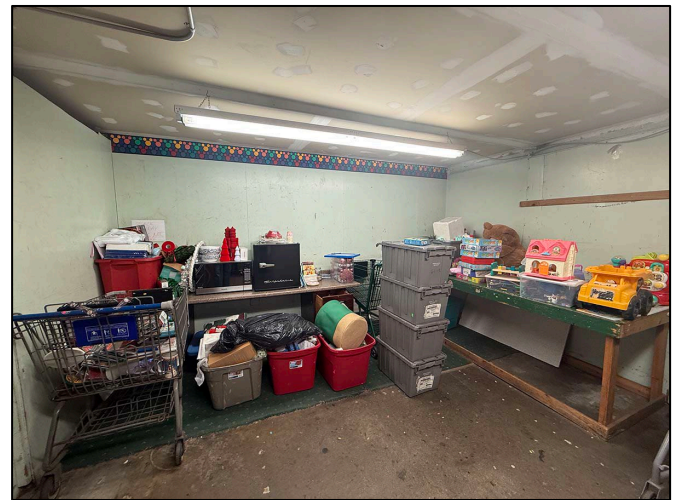
Sorting area



Sorting area



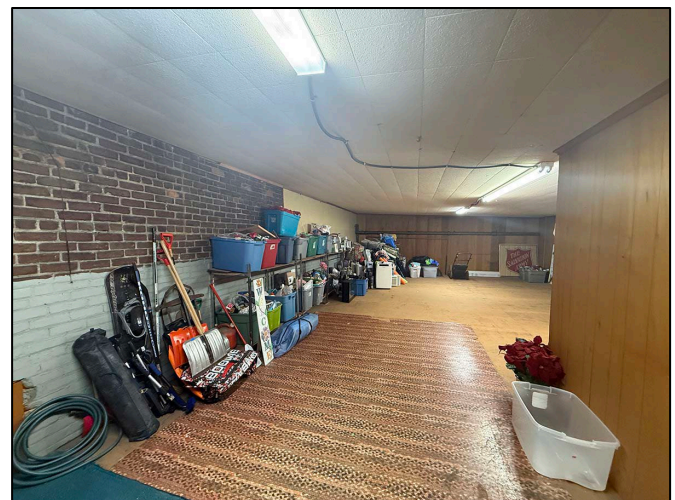
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Storage



2nd floor storage



Storage

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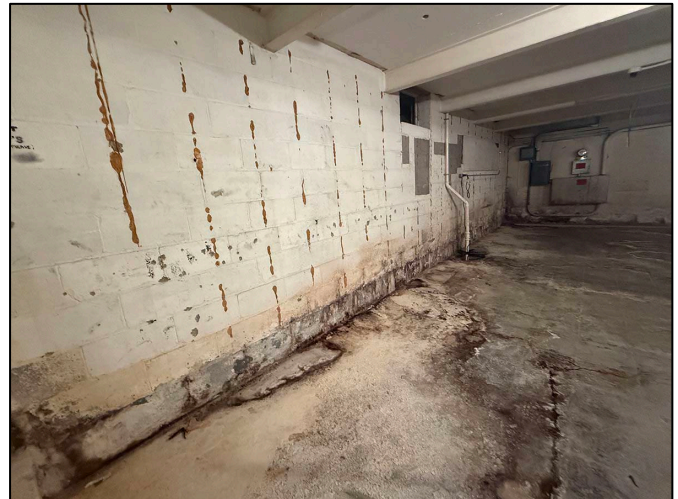
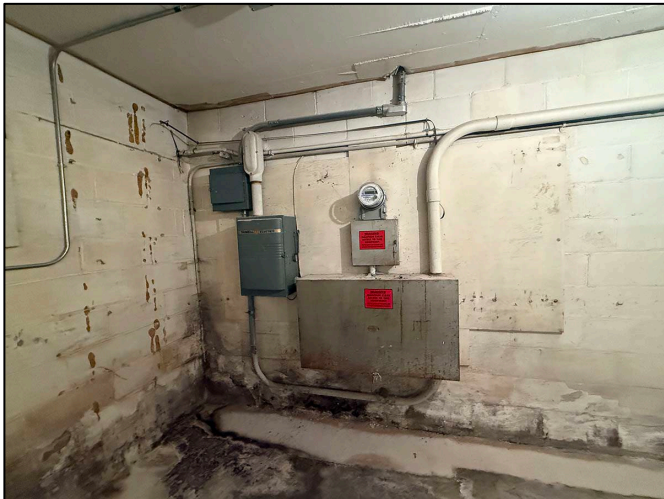
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Basement



Basement access

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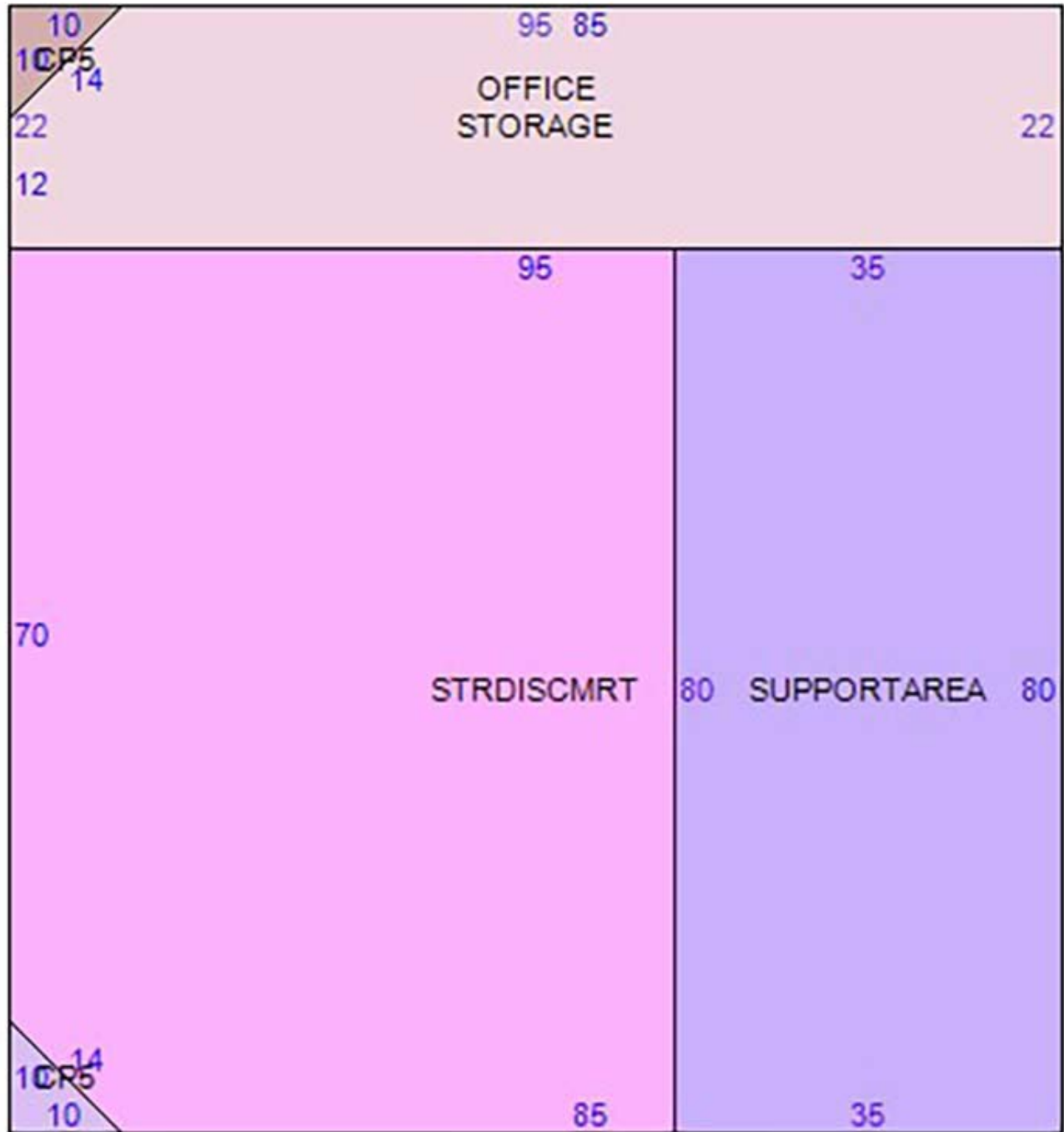
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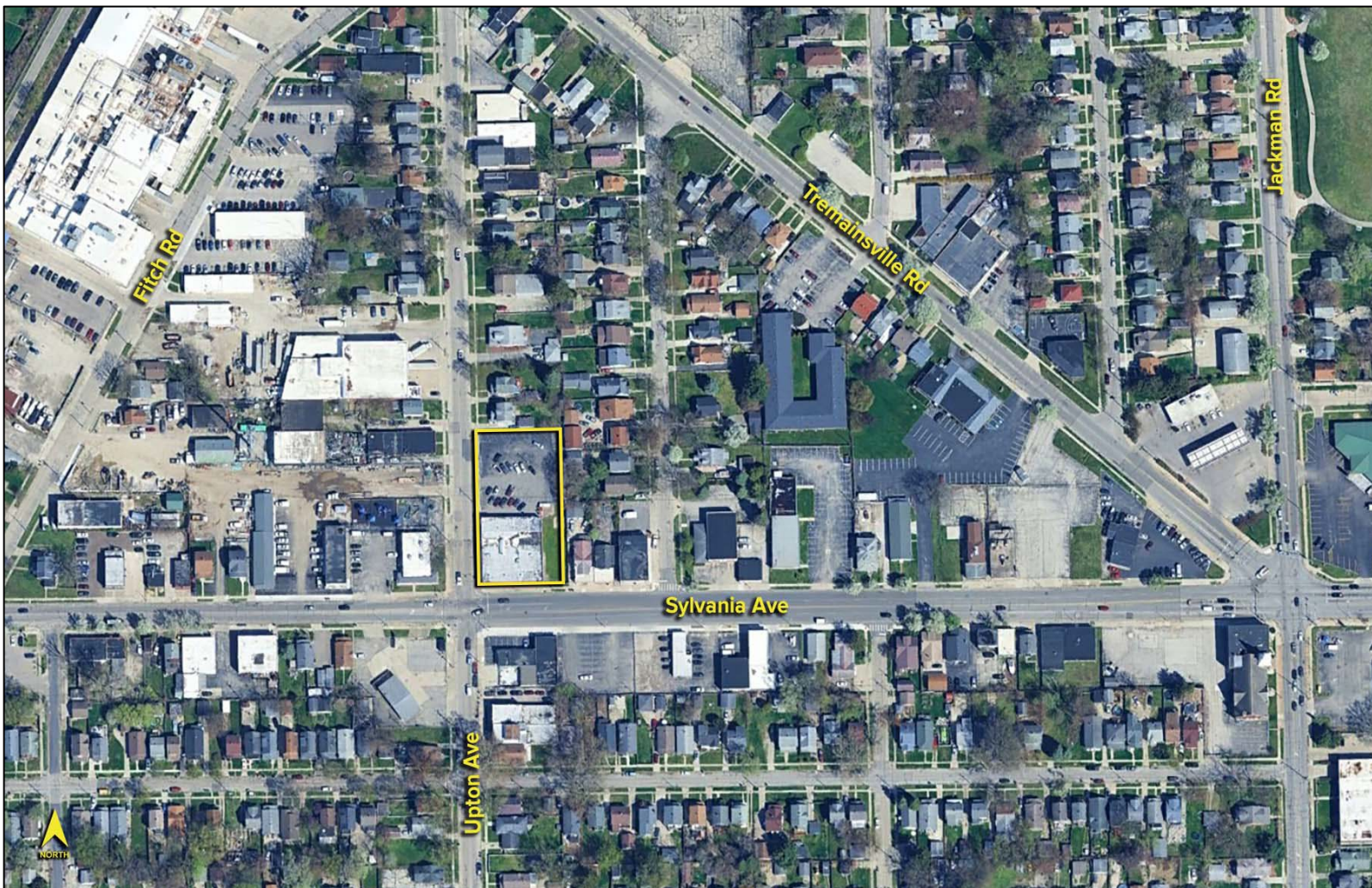
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	19,182	\$60,526
3 MILE	115,112	\$58,710
5 MILE	222,608	\$58,463

TRAFFIC COUNTS (TWO-WAY)

W. SYLVANIA AVE	13,919 (2024)
UPTON AVE	9,007 (2024)

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