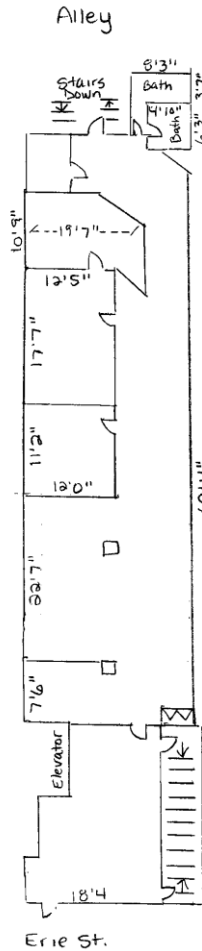


# 324 N. Erie St. Unit 1 Toledo, Ohio 43604



**For Sale \$159,000 or Lease: \$9.95/ SF**

**1<sup>st</sup> Floor: 2,750 SF**

**Parking** - Park Smart lot adjacent to building

**Zoning** - C-5

**Year Built:** 1897 (Remodeled in 1987, 1998, 2018)

**Construction** - Brick/block

**Basement** - Yes

**Heat** - Gas forced air

**Air Conditioning** - Yes

**Sprinklers** - No

**Elevator** - Yes

**Public Transp.** - TARTA

**No. of Floors** - 3

**For More Information Contact:**

Scott Prephan

(419) 266-7378 (C)

[sprephan@prephan.com](mailto:sprephan@prephan.com)

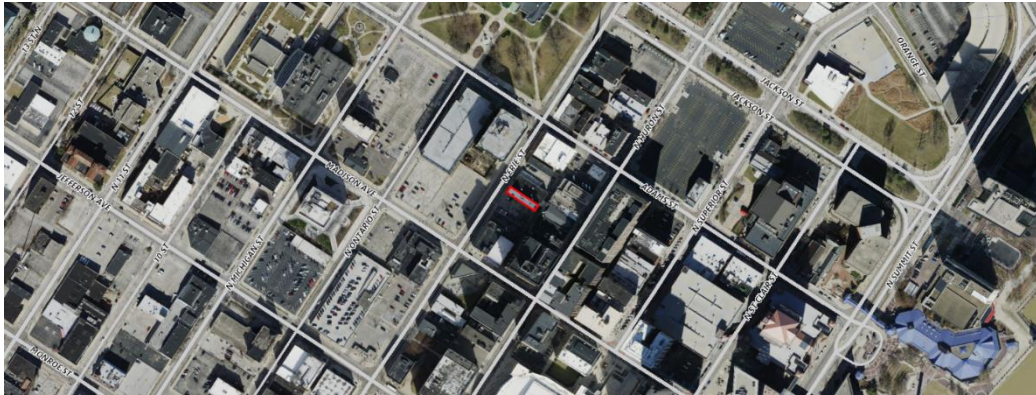


118 W. South Boundary

Perrysburg, OH 43551

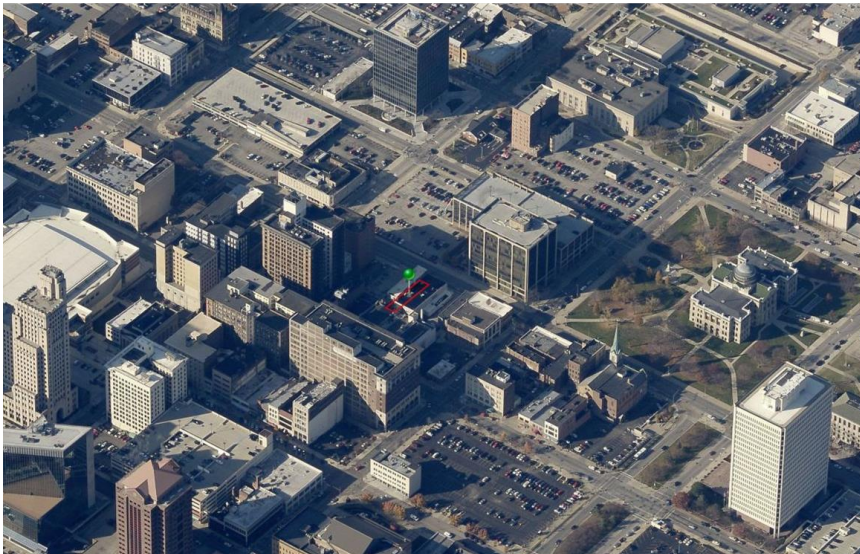
[www.ComLinkRealty.com](http://www.ComLinkRealty.com)

**324 N. Erie St.  
Toledo, Ohio 43604**



### **Location Description**

Downtown Toledo is the central business district of Toledo, Ohio. The area has seen a huge revival in the last few years with new retail, restaurants, entertainment venues. Both the Warehouse District and the area surrounding the Huntington Center have been areas of recent growth.



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