



5755 Summit St

Sylvania, Ohio 43560

Property Overview

Downtown Sylvania Ohio duplex. Walking distance to all downtown amenities including restaurants, retail and recreation. One mile to highway. Located in the Redbird District of Sylvania and the DORA District. Just south of the Michigan border. Landlord has updated as tenants have transitioned. Laundry in basement.

THIS DUPLEX IS PART OF A FAMILY PORTFOLIO - CAN BE SOLD INDIVIDUALLY OR WITH THE OTHER ASSETS SHOWN ON PAGE 5. TITLE WORK STARTED AT LOUISVILLE TITLE

Property Highlights

- Downtown Sylvania Ohio Investment property
- Two units with laundry in basement
- Two 1 bed, 1 bath apartments
- Walkable to all downtown amenities
- Shorter and month to month leases allow for quick repositioning

Offering Summary

Sale Price:	\$189,900
Building Size:	1,696 SF
Lot Size:	.11 Acres

For More Information

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Sale Price	\$189,900
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Location Information

Street Address	5755 Summit St
City, State, Zip	Sylvania, OH 43560
County	Lucas
Side of the Street	West
Nearest Highway	US 223/I-475

Building Information

Building Size	1,696 SF
Tenancy	2 Units
Number of Floors	2
Year Built	1897
Roof	Shingle
Exterior Walls	Brick, Siding

Financials

Rent Roll and financial information will be provided to interested parties after execution of an NDA and proof of qualification.

Rent Roll & Financials

Showings on residential units will be performed as part of due diligence upon an accepted offer

Property Information

Property Type	Duplex
Zoning	B-3
Lot Size	0.11 Acres
APN #	82-11507
Lot Frontage	40 ft
Lot Depth	115 ft
Corner Property	No
Taxes 2025	\$3,336.18

Amenities

Downtown Sylvania Ohio
Investment property
Two 1 bed, 1 bath units with
laundry. Walkable to all
downtown amenities
Long term tenants
Short term and month to
month leases allow for quick
repositioning

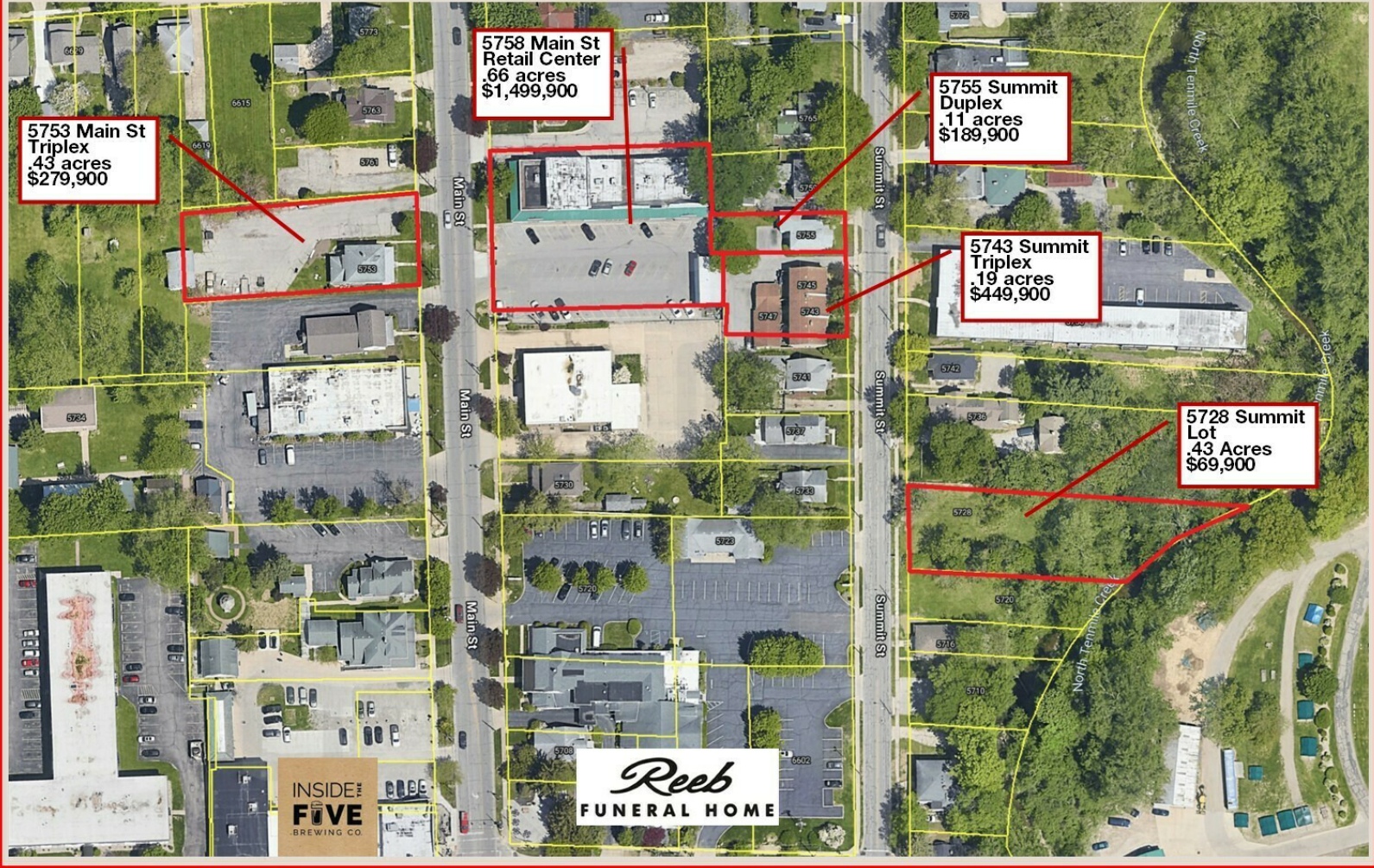
Utilities & Amenities

Electric	Toledo Edison
Gas	Columbia Gas
Water & Sewer	City of Sylvania



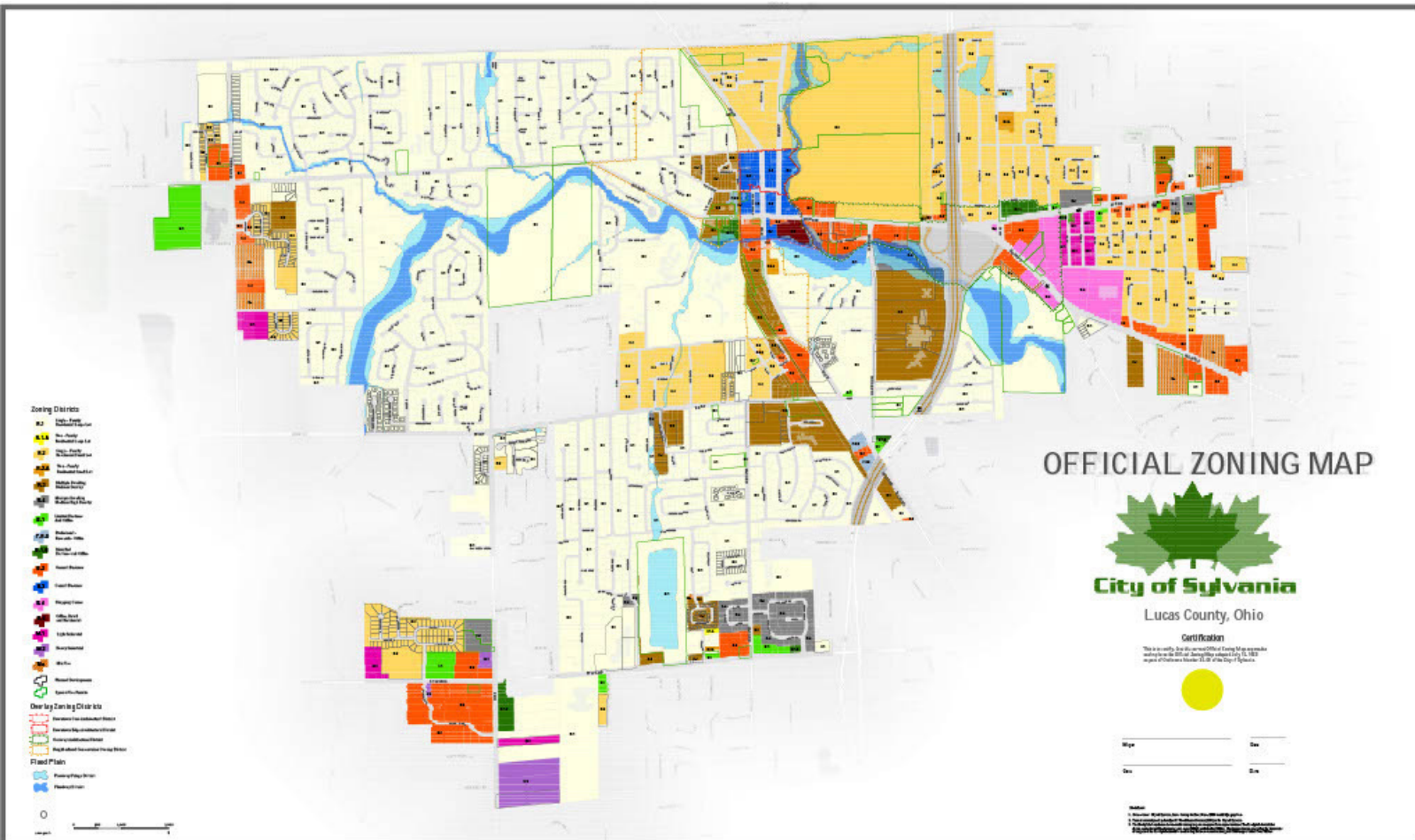


Downtown Sylvania Portfolio



THIS DUPLEX IS BEING OFFERED INDIVIDUALLY OR AS PART OF THE LARGER FAMILY PORTFOLIO. ACQUISITION OF HAYMARKET SQUARE AND THE ADJACENT TRIPLEX WOULD CREATE AN APPROXIMATELY 1 ACRE PARCEL WITH ACCESS FROM BOTH MAIN STREET AND SUMMIT STREET. ALL PROPERTIES IN THIS PORTFOLIO ARE ZONED B-3 FOR FUTURE COMMERCIAL REDEVELOPMENT.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.



B-3 Central Business District

- 1139.01 Purpose.**
- 1139.02 Location.**
- 1139.03 Permitted uses.**
- 1139.04 Residential uses.**
- 1139.05 Performance standards.**
- 1139.06 Yard requirements.**
- 1139.07 Maximum height.**
- 1139.08 Maximum building size.**
- 1139.09 Transparency.**
- 1139.10 Doors and entrances.**
- 1139.11 Off-street loading.**
- 1139.12 Signs.**
- 1139.13 Facade lighting.**

CROSS REFERENCES

- Business defined - see P. & Z. 1101.19
- Rules for interpretation of district boundaries - see P. & Z. 1113.06
- Conformance with district regulations - see P. & Z. 1115.02
- Off-street loading - see P. & Z. Ch. 1159
- Yards, projections and height exceptions - see P. & Z. Ch. 1161

1139.01 PURPOSE.

This District comprises the downtown section of the City which is called the B-3 Central Business District. Here are concentrated activities which have primarily a City-wide function; namely large stores offering comparison shoppers' goods, specialty stores, business services, banks, offices, theaters, hotels and government buildings. The use of land is intensive, which is one of the main determinants of the vitality of the B-3 Central Business District. It is the purpose of these regulations to encourage such intensity of use and to exclude activities which have a negative effect upon the proper functioning of the B-3 Central Business District.

1139.02 LOCATION.

The B-3 Central Business District applies to the downtown area of Sylvania as more specifically identified on the Official Zoning Map.

1139.03 PERMITTED USES.

Uses permitted in the B-3 District shall be as follows:

- (a) Accessory uses, provided that no accessory buildings shall be located in any required yard.
- (b) Art Education Facility, Private
- (c) Bars, cocktail lounges or any business serving alcoholic beverages.
- (d) Cabinet shop conducted wholly within an enclosed building.
- (e) Commercial parking lots and garages.
- (f) Copy or Business Center
- (g) Cultural Centers and Museums
- (h) Educational facilities, elementary school
- (i) Educational facilities, high school
- (j) Educational facilities, junior high school
- (k) Educational facilities, nursery school or preschool
- (l) Entertainment Facility, Commercial
- (m) Funeral homes.
- (n) Home Occupations
- (o) Hotels
- (p) Hotels, Extended Stay
- (q) Live/Work Areas
- (r) Lodges and fraternal organizations.
- (s) Medical pharmacy limited to medical type merchandise only.
- (t) Microbrewery
- (u) Multiple dwellings.
- (v) Offices and activities of an office nature including banks, doctors' and dentists' offices and clinics and other professional and business offices.
- (w) Outdoor Retail Operations (temporary and subject to Zoning Administrator approval.)
- (x) Parks, playgrounds and community buildings owned or operated by public agencies.
- (y) Personal service businesses including barber shops, beauty parlors, shoe repair shops, laundry and dry cleaning pick-up stations, photography studios and similar businesses meeting the purpose and performance characteristics of this District.
- (z) Print shop.
- (aa) Restaurant
- (bb) Restaurant, with outdoor customer dining area
- (cc) Retail bakeries.
- (dd) Retail sales establishments

- (ee) Sales rooms.
- (ff) Sidewalk Café
- (gg) Single-family dwellings, attached
- (hh) Single-family dwellings, detached
- (ii) Single-family dwellings, in a mixed use building.
- (jj) Special uses as indicated in Chapter 1153.
- (kk) Two-family dwellings.
- (ll) Utility facilities necessary for local service to the adjacent area.
- (mm) Wine Bar

1139.04 RESIDENTIAL USES.

No dwelling in a B-3 Zoning District shall have less than 750 square feet of floor area and the total number of dwelling units may not exceed 20 per gross acre of land.

1139.05 PERFORMANCE STANDARDS.

The following rules shall apply to all uses in this District, except that legal nonconforming uses may continue at the same performance level at which they operated before they became nonconforming in relation to this Zoning Ordinance:

- (a) All uses and activities shall be inside buildings, with no outside storage or activity allowed, except for outside dining and other uses expressly allowed.
- (b) There shall be no noise carrying beyond a lot upon which a business is located, except for normal car and pedestrian activity.
- (c) No uses may include drive through window service

1139.06 YARD REQUIREMENTS.

No yards are required in the in the B-3 District. However, whenever a parcel, or parcels under common ownership are zoned B-3 and have frontage on the north side of Monroe Street, or along Main Street between Maplewood Ave., and Monroe Street, the yard requirement shall be such that no building may be located more than twelve feet from the right of way line. Further, no off-street parking lot, or individual off-street parking space may be located closer to the right-of-way line than ten feet and the area between parking spaces and the right-of-way shall be landscaped in accordance with requirements defined in Chapter 1160.

1139.07 MAXIMUM HEIGHT.

No building or structure shall be erected or enlarged to exceed sixty feet in height. (See Chapter 1161 for height exceptions.)

1139.08 MAXIMUM BUILDING SIZE.

No maximum building size exists, but any building that includes a ground floor size of more than 15,000 square feet, or continuous façade that is greater than 75 feet in length, shall be designed with more than one entrance and shall incorporate measures to mirror the scale and appearance of other downtown buildings. Adopted design guidelines may address this issue more fully with illustrated examples.

1139.09 TRANSPARENCY.

A minimum of 60 percent of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas. The bottom of any window or product display window used to satisfy this transparency standard may not be more than 4 feet above the adjacent sidewalk.

1139.10 DOORS AND ENTRANCES.

Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

1139.11 OFF-STREET LOADING.

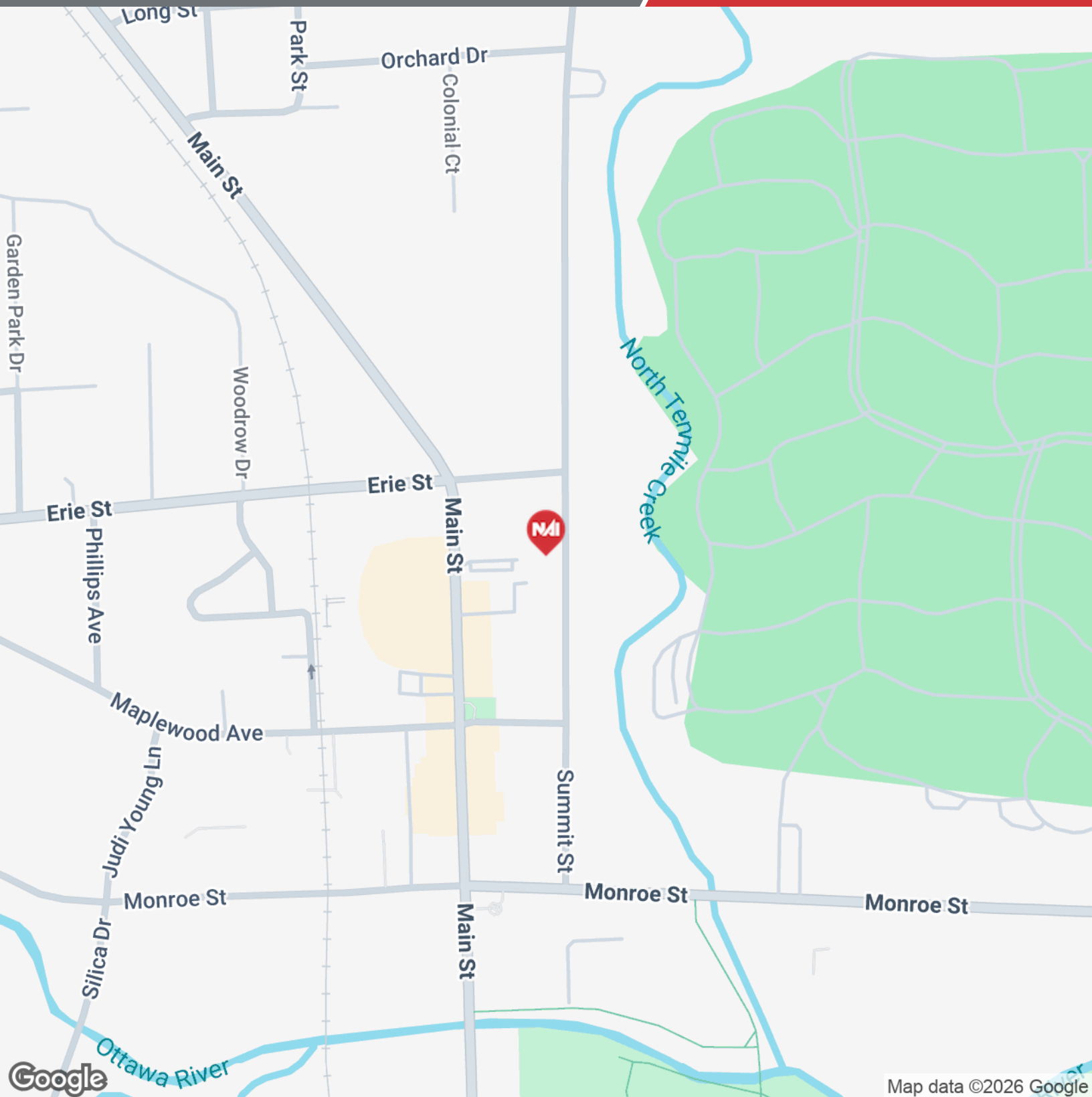
Off-street loading facilities shall be as provided in Chapters 1157 and 1159.

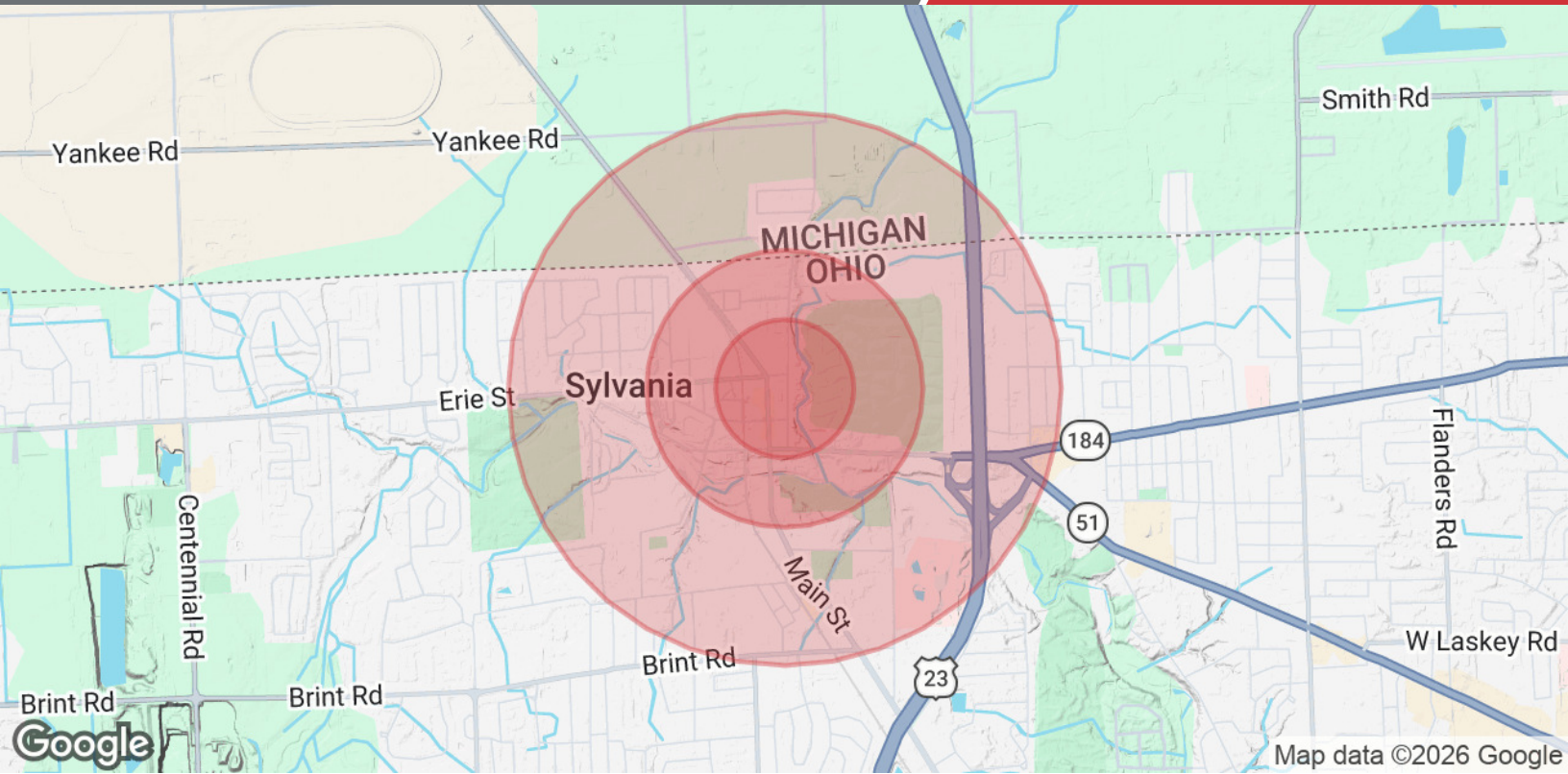
1139.12 SIGNS.

Signs must conform to requirements defined in Chapter 1166 (Sign Regulations.)

1139.13 FACADE LIGHTING.

Illuminated tubing shall be permitted in B-3 Central Business District. Provided, however, that such illuminated tubing shall not be permitted on a facade that faces a bordering residential zoning classification. (Ord. 25-2013. Passed 5-6-13.)





Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	422	1,698	6,305
Average Age	34.8	37.3	37.1
Average Age (Male)	25.4	30.2	32.5
Average Age (Female)	42.8	45.3	44.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	161	655	2,467
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,016	\$94,726	\$103,329
Average House Value	\$216,222	\$215,156	\$211,947

2023 American Community Survey (ACS)