

# 2900 CARSKADDON AVE

Toledo, OH 43606

# RK



## Offering Summary

<b>Sale Price:</b>	\$975,000
<b>Lease Rate:</b>	\$18.50 SF/yr (Gross Plus Janitorial)
<b>Building Size:</b>	13,600 SF
<b>Available SF:</b>	6,800 SF
<b>Lot Size:</b>	1.155 Acres
<b>Year Built:</b>	1977
<b>Renovated:</b>	2020
<b>Zoning:</b>	10-MX
<b>Market:</b>	Toledo
<b>Submarket:</b>	West Toledo
<b>Total Parking:</b>	97

## Property Overview

- 6,800 SF first floor medical office space immediately available
- Move-in ready with high quality finishes throughout
- Previously used as a dialysis treatment center
- Building is completely fire suppressed
- Fully functional lower level
- Visible from I-475 with multiple access points at Secor, Monroe St, and Douglas Rd.
- Building signage opportunities - over 86,727 VPD (ODOT 2020)
- Located approx. 1 mile west of ProMedica Toledo Hospital
- Owner currently occupies Second Floor – leaseback terms and conditions negotiable
- Financials available upon qualified request



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

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Sale Price	\$975,000
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Lease Rate	\$18.50 SF/Yr
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## Lease Details

Available SF	6,800 SF
Lease Rate	\$18.50 SF/yr
Lease Type	Gross Plus Janitorial

## Building Information

Building Size	13,600 SF
Year Built	1977
Renovated	2020
Tenancy	Multiple
Construction Status	Existing
HVAC	Yes
Climate Controlled	Yes
Heat System Description	GFA
Delivery Area	Yes

## Property Details

Primary Property Type	Office
Zoning	10-MX
Acreage	1.155 Acres
Annual Real Estate Taxes	\$18,213.36
Annual Real Estate Taxes Per SF	\$1.34
Parcel / APN Numbers	2216024
# Parking Spaces	97

## Location Information

City, State & Zip	Toledo, OH 43606
County	Lucas
Submarket	West Toledo

## Utilities

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

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## Lease Information

Lease Type:	Gross Plus Janitorial
Total Space:	6,800 SF

Lease Term:	Negotiable
Lease Rate:	\$18.50 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
First Floor	Available	6,800 SF	Gross Plus Janitorial	\$18.50 SF/yr	Former Medical Office

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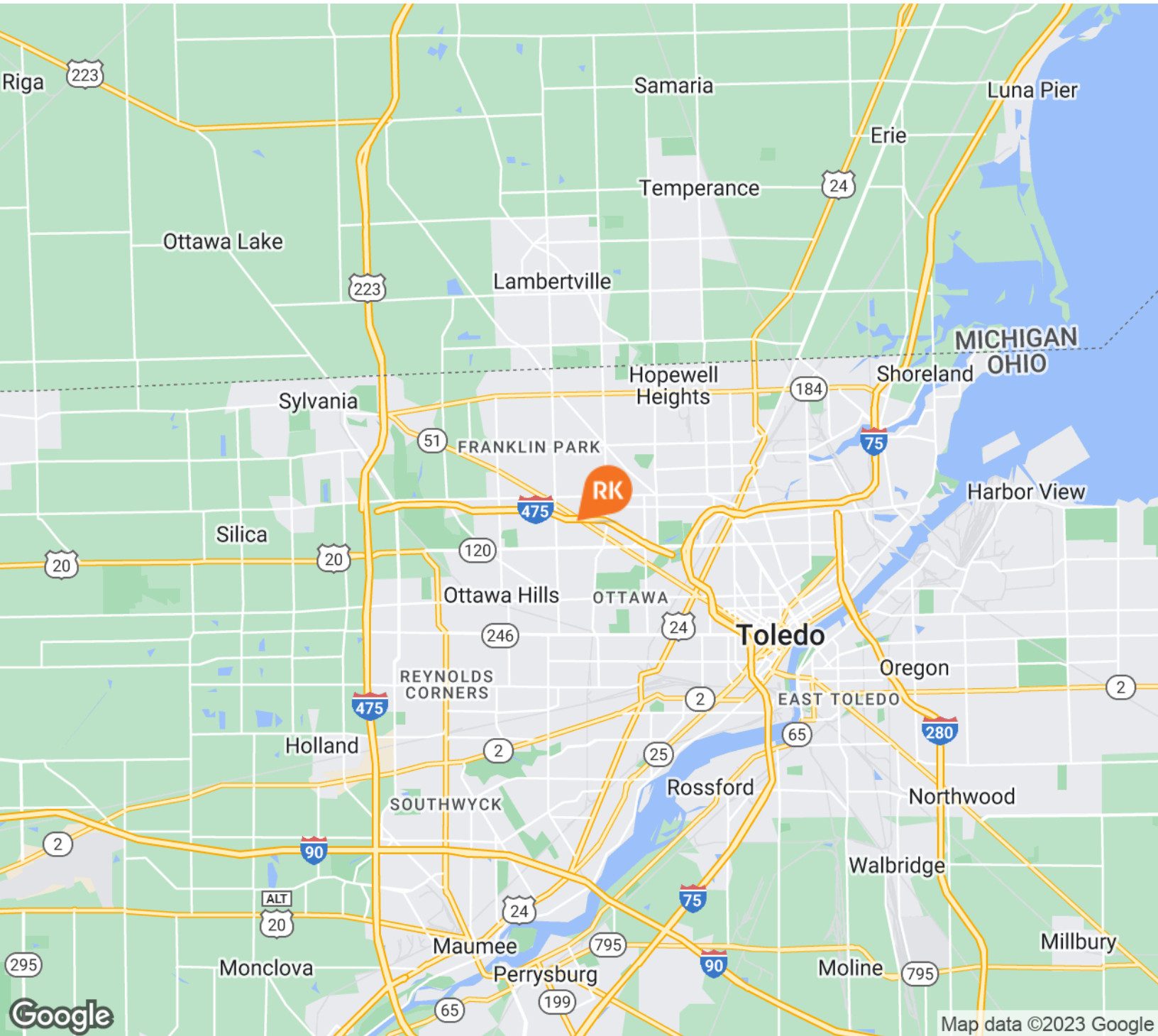
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