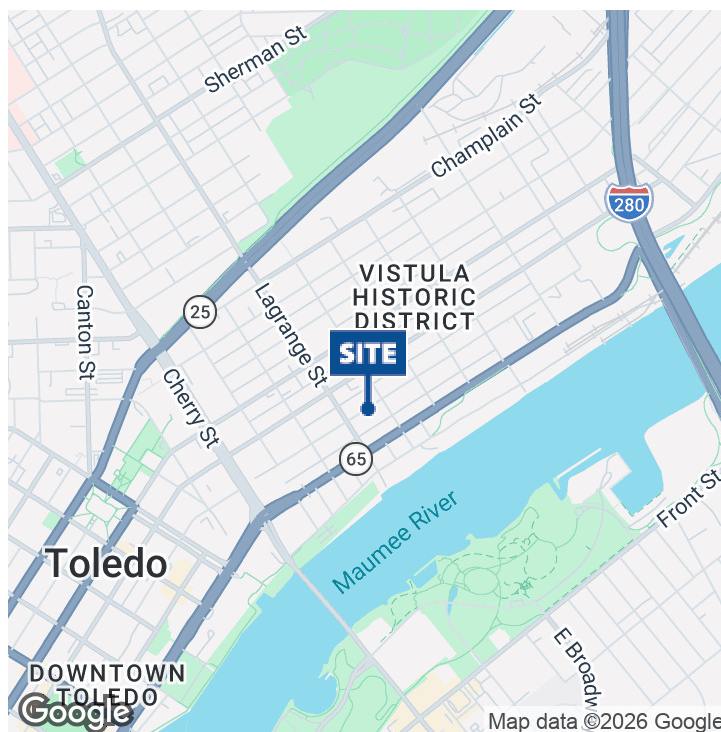




PROPERTY DESCRIPTION

Introducing an exceptional opportunity for multifamily investors. This distinctive property, constructed in 1867, offers over 7,500 SF split into 4 units. Conveniently located just 1 block from Summit St. Surrounded by brand new businesses and activity along the river. This is a prime location for growth and development, which adds to its appeal. 2 long term tenants add instant income and stability. Beautifully maintained with nice updates and classic styling. Its timeless architectural charm and historical significance add to its appeal, providing a unique canvas for visionary investors.

PROPERTY HIGHLIGHTS

- Convenient location with easy access to major highways and downtown Toledo
- Desirable location with long-term growth potential
- Minutes from shopping, restaurants, parks, and entertainment
- Spacious floor plans with abundant natural light
- Instant passive income with long term tenants
- Plenty of opportunity for increased rental income

OFFERING SUMMARY

Sale Price:	\$250,000
Number of Units:	4
Lot Size:	5,727 SF
Building Size:	7,533 SF
Zoning:	RM36
Occupancy:	50%

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

MATT KWIATKOWSKI

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BUILDING INFORMATION		LOCATION INFORMATION	
Building Size	7,533 SF	Street Address	1018 N Superior St. Toledo, OH 43604
Building Class	C	County	Lucas
Occupancy %	50.0%	PROPERTY INFORMATION	
Tenancy	Multiple	Property Type	Multifamily
Number of Floors	2	Property Subtype	Mid-Rise
Year Built	1867	Zoning	RM36
Number of Buildings	1	Lot Size	5,727 SF
		APN #	1543645



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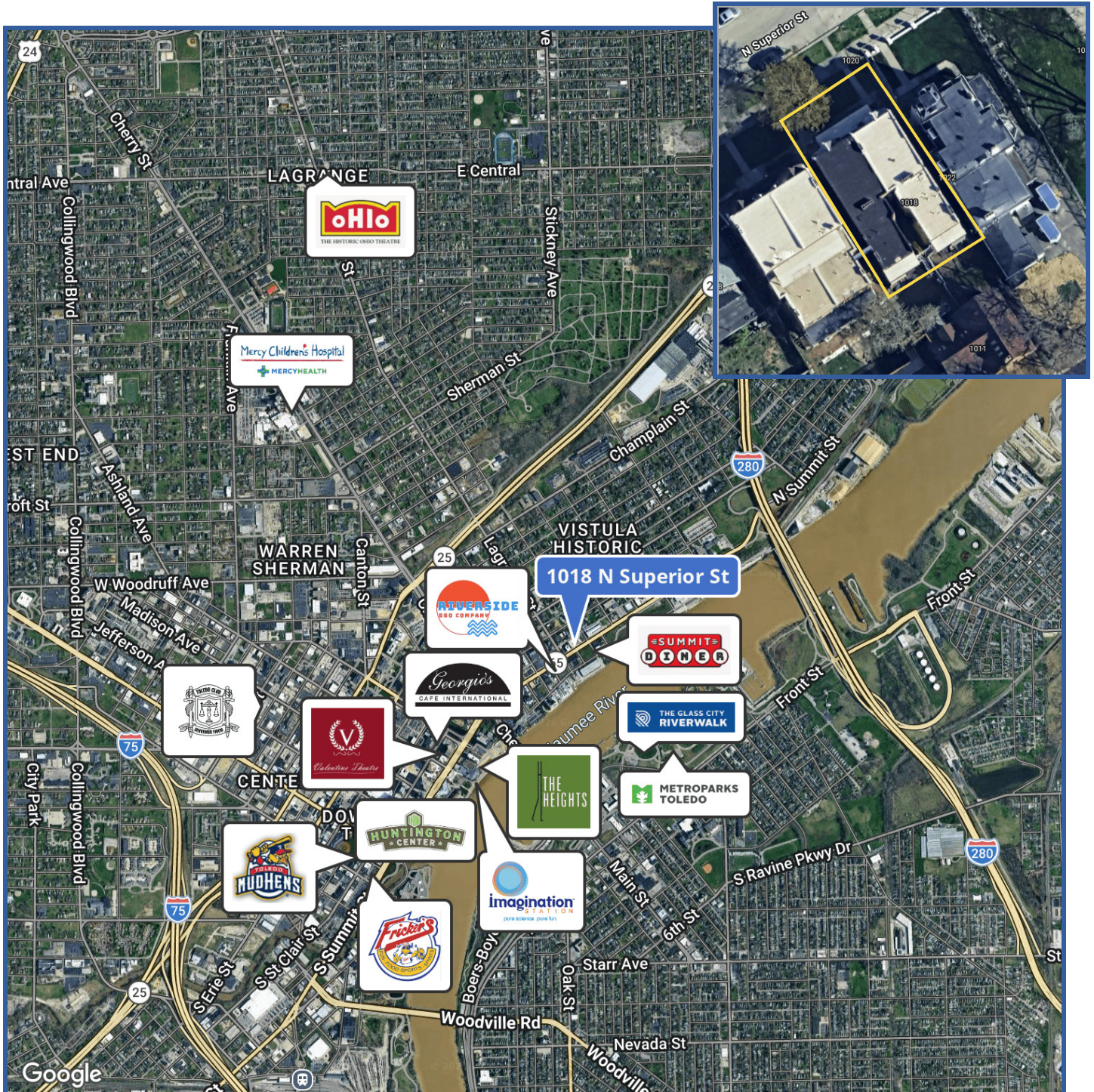


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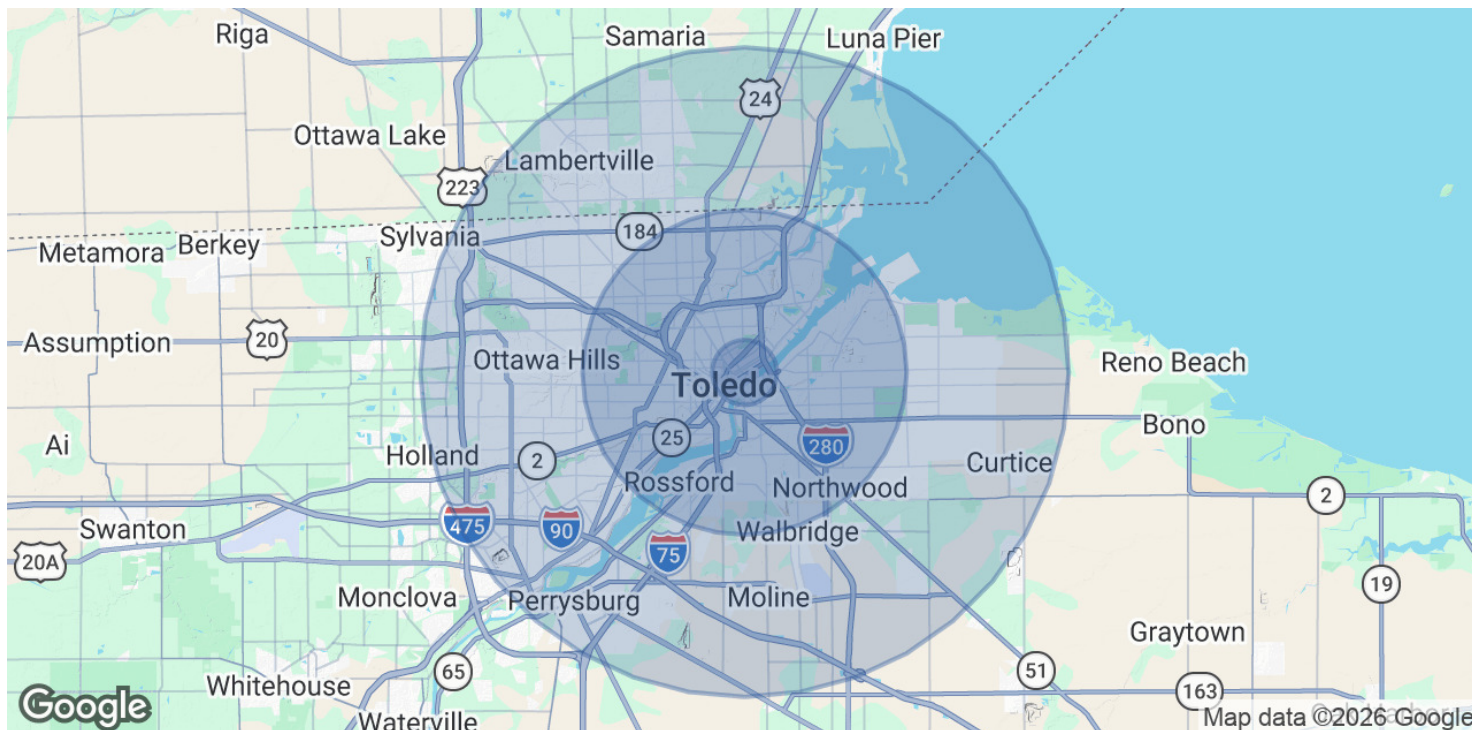


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,277	185,230	431,252
Average Age	35.9	36.7	39.3
Average Age (Male)	36.9	35.6	38.0
Average Age (Female)	37.3	37.8	40.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,442	78,648	186,481
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$39,094	\$60,814	\$77,629
Average House Value	\$43,410	\$109,067	\$171,112

2023 American Community Survey (ACS)

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