

Lavoy Building

5241 Southwyck Boulevard | Toledo, OH 43614



OFFERING SUMMARY

Sale Price:	\$980,000
Building Size:	25,088 SF
Lot Size:	1.48 Acres
Year Built:	1973
Building Class:	C
Renovated:	2007
Market:	Toledo
Submarket:	South/Southwest
Total Parking:	79
Price / SF:	\$39.06

PROPERTY OVERVIEW

- True 12% cap
- Convenient location with quick access to Ohio Turnpike (I-80/90) and I-475/US-23
- TARTA bus stop in front of building
- Well-maintained building and grounds
- Modified Gross Rent - tenant pays for suite janitorial
- Year Built/Ren. - 1973/2006-7
- Other Tenants - Ohio Rehabilitation Services and Capabilities, Inc.

LOCATION OVERVIEW

Building located in southwest Toledo adjacent to large redevelopment site. Easy access to I-475/US-23 and Ohio Turnpike (I-80/90). 1.475 acres including 79 parking spaces with covered drive-thru at main entrance to building.

For More Information Contact:

John Sluhan

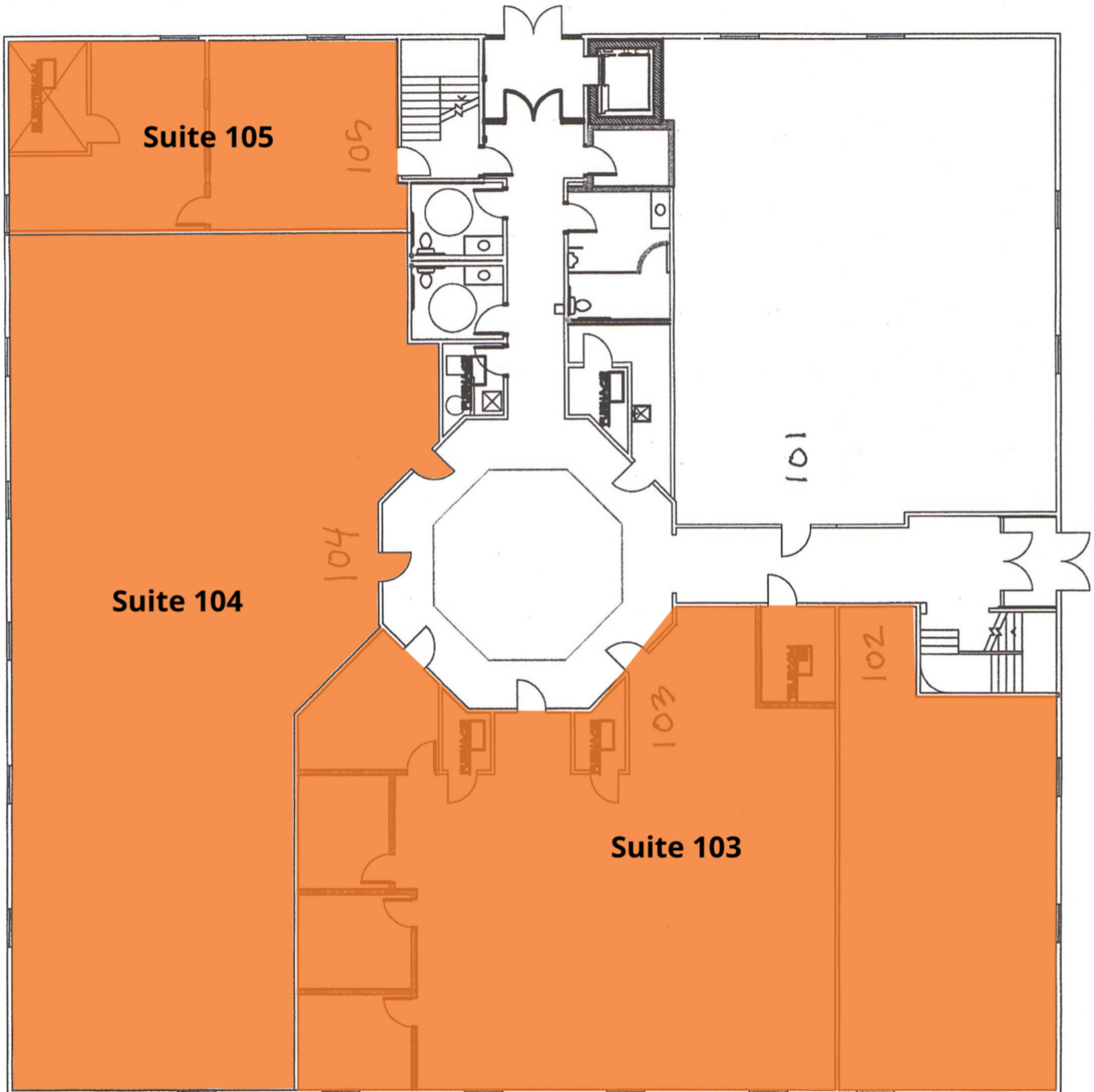
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