

# 4895 Monroe Street (Condo 203-206)

4895 Monroe Street | Toledo, OH 43623

**MOTIVATED SELLER**



## OFFERING SUMMARY

Sale Price:	\$245,000
Condo Size:	4,071 SF
Lot Size:	1.12 Acres
Year Built:	1960
Building Class:	C
Renovated:	1984
Market:	Toledo
Submarket:	W. Toledo/Sylvania
Traffic Count:	18,342
Price / SF:	\$60.18

## PROPERTY OVERVIEW

- 4,071 SF of condo office space available in 17,398 SF building
- Property located on Toledo's highest-traveled retail corridor
- Ideal for owner/occupant, amenities nearby include banking services, restaurant and shopping with excellent demographics
- Monthly association dues of \$984 cover elevator and common-area maintenance, monthly reserve is \$399
- 18,342 vehicles per day on Monroe Street

## LOCATION OVERVIEW

Convenient business location, minutes to I-475 and US-23

For More Information Contact:

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**Jason Westendorf**

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

RK

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## SALE DETAILS

Condo Size	4,071 SF
Sale Price	\$245,000

## BUILDING INFORMATION

Number Of Floors	2
Year Built	1960
Renovated	1984
Tenancy	Multiple
Condition	Average
Construction Status	Existing
Building Exterior	Brick
Exterior Walls	Brick
Flooring Composition	Carpet, Vinyl Tile
Heat System Description	Gas-Forced Air
Restrooms	Yes
Delivery Area	None
Exterior Signage	Pylon
Lobby Signage	Yes

## PROPERTY DETAILS

Primary Property Type	Office Condos
Zoning	10-CR
Acreage	1.123 Acres
Annual Real Estate Taxes	Contact Agent
Annual Real Estate Taxes Per SF	Contact Agent
Parcel / APN Numbers	22-50511, 50512, 50513, 50514

## LOCATION INFORMATION

Building Name	4895 Monroe Street (Condo 203-206)
City, State & Zip	Toledo, OH 43623
County	Lucas
Submarket	W. Toledo/Sylvania
Cross Streets	Royer Road, Naomi Drive

## UTILITIES

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

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Office Condos Building For Sale

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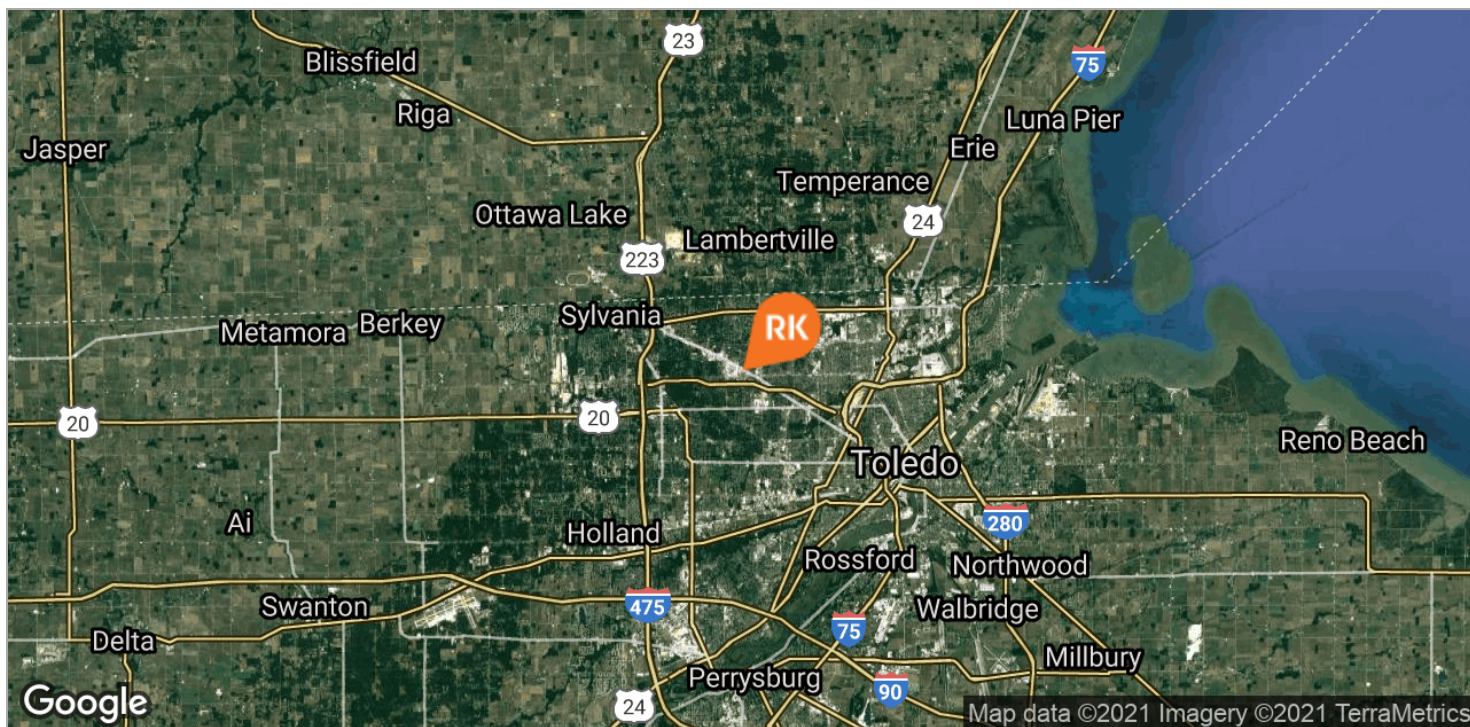
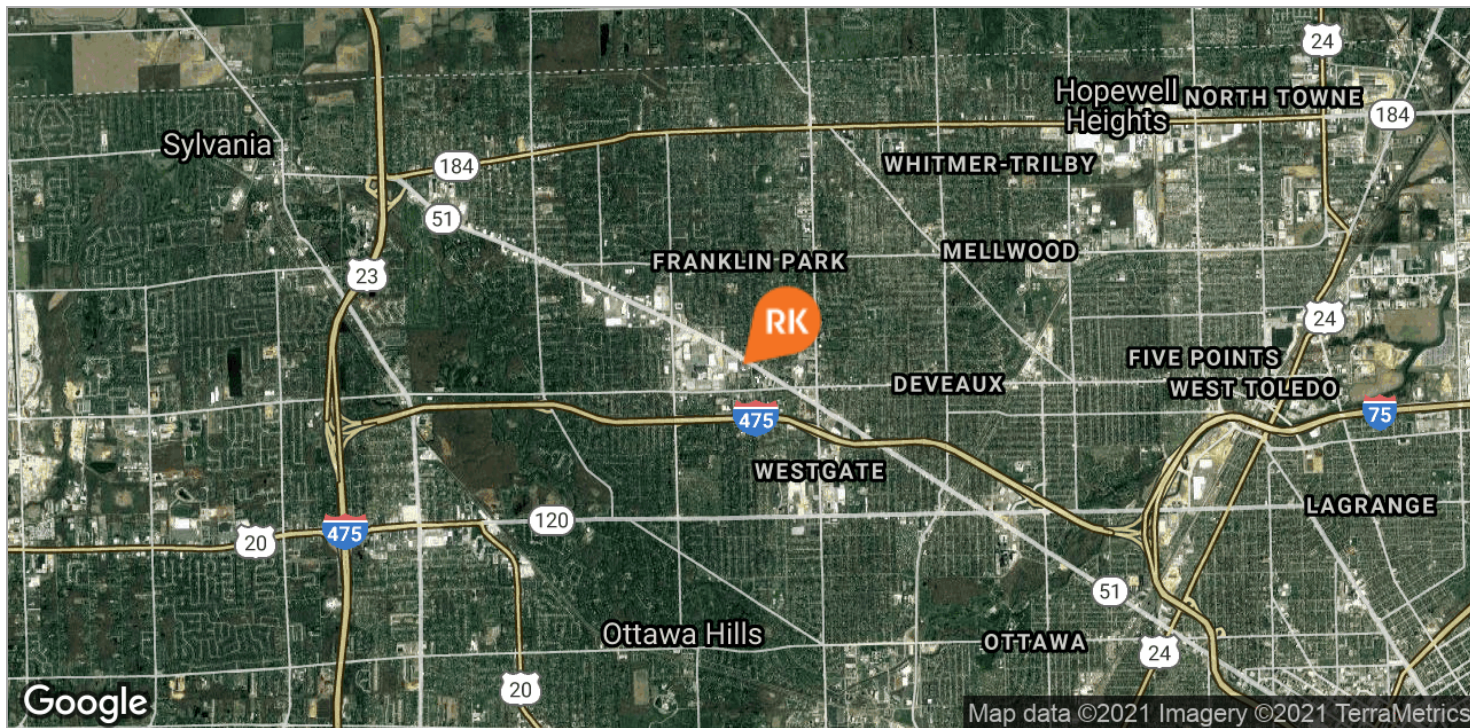
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