

# The Secor Building

425 Jefferson Avenue | Toledo, OH 43604



## OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	175,212 SF
Lot Size:	0.47 Acres
Year Built:	1908
Building Class:	B
Renovated:	2010
Market:	Toledo
Submarket:	CBD

## PROPERTY OVERVIEW

- Situated in historic heart of Toledo and located in an Opportunity Zone
- Building is on the National Register of Historic Places - eligible for Ohio Historic Preservation Tax Credit Program
- Connected to Port Lawrence Parking Garage and SeaGate Convention Centre
- Half block to Fifth Third Field
- Next to Huntington Center
- Across N Superior Street from Commodore Perry Apartments
- Office with conversion potential to mixed-use apartments
- On-site, four-star Registry Bistro restaurant and bar
- Join other tenants such as Toledo Opera
- Current rent roll and financials available upon qualified request

## LOCATION OVERVIEW

Located on Jefferson Avenue at N. Superior Street next to SeaGate Convention Center, across from Huntington Center and near Fifth/Third Field.

For More Information Contact:

**Ryan Miller**  
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## SALE DETAILS

Building Size	175,212 SF
Sale Price	\$3,500,000

## BUILDING INFORMATION

Number Of Floors	10
Year Built	1908
Renovated	2010
Tenancy	Multiple
Condition	Good
Construction Status	Existing
Building Exterior	Brick
Exterior Walls	Brick
Basement	Yes
HVAC	Yes
Climate Controlled	Yes
Heat System Description	Central
Restrooms	Yes
Delivery Area	Yes
Exterior Signage	Yes
Lobby Signage	Yes
LEED Certification	No

## PROPERTY DETAILS

Primary Property Type	Mixed - Office/Retail/Residential
Zoning	Downtown Commercial
Acreage	0.47 Acres
Annual Real Estate Taxes	\$19,810.33
Annual Real Estate Taxes Per SF	\$0.10 - \$0.11/SF
Parcel / APN Numbers	12-14141

## LOCATION INFORMATION

Building Name	The Secor Building
City, State & Zip	Toledo, OH 43604
County	Lucas
Submarket	CBD
Cross Streets	N. Superior Street

## UTILITIES

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

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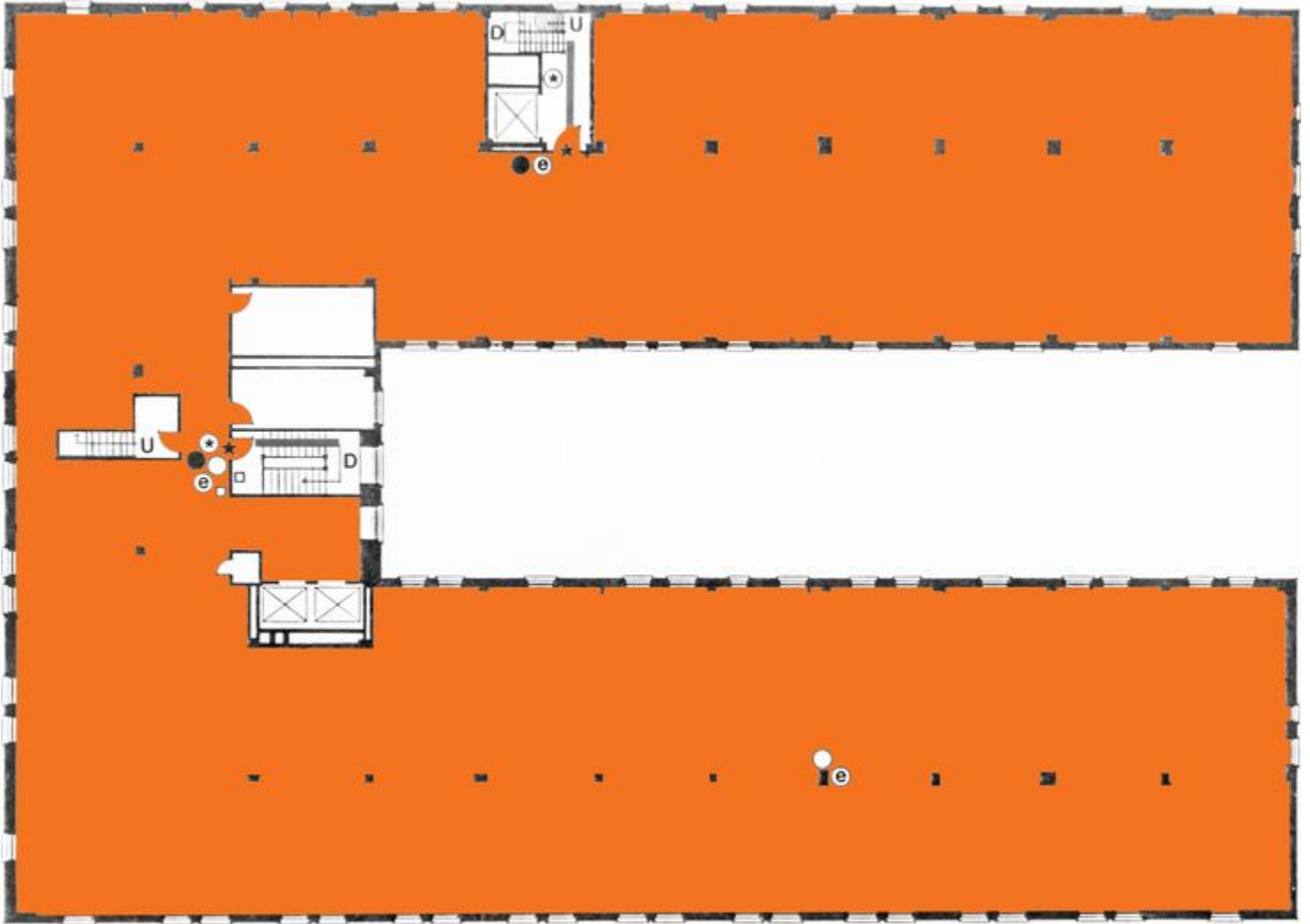
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Typical Floor Plate - Approximately 16,500 SF

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Commercial Property Brokers, Managers & Investment Advisors

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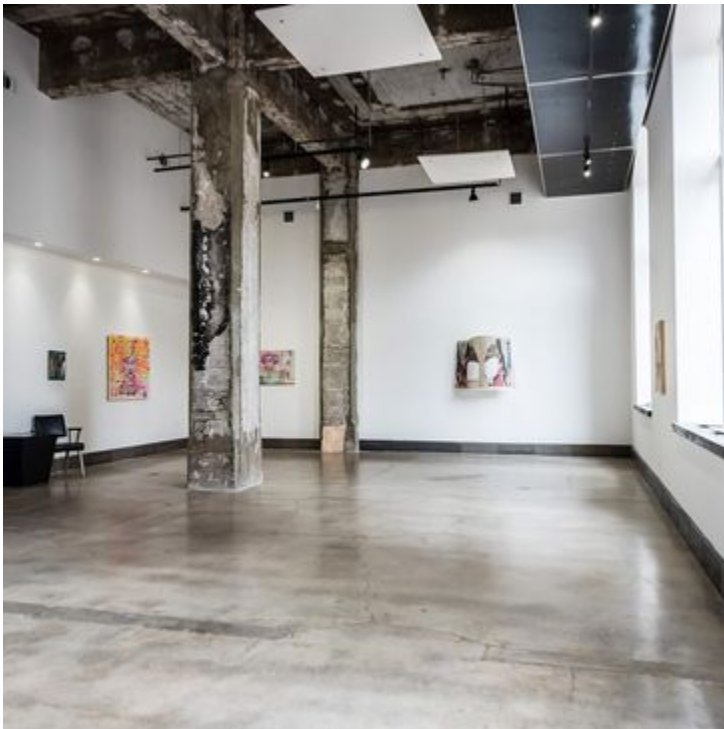
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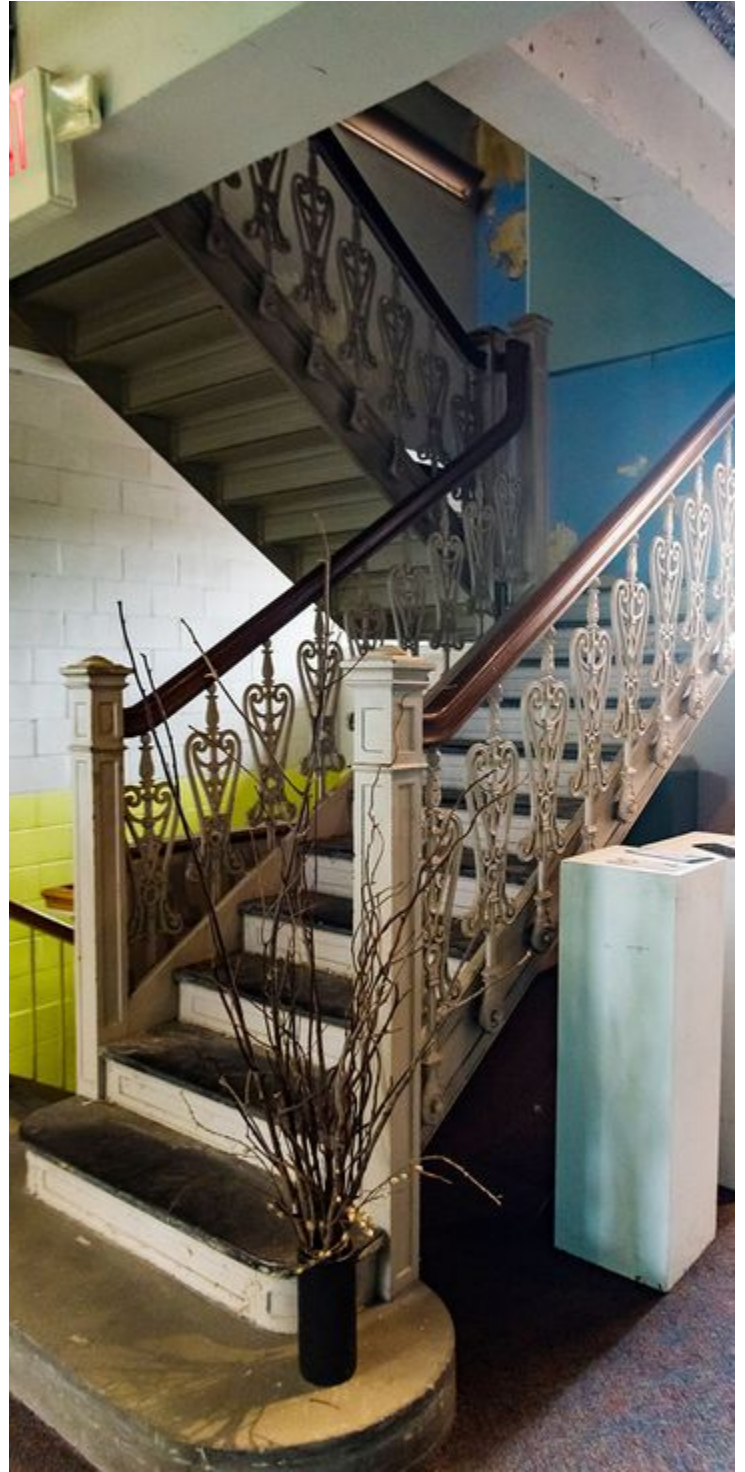
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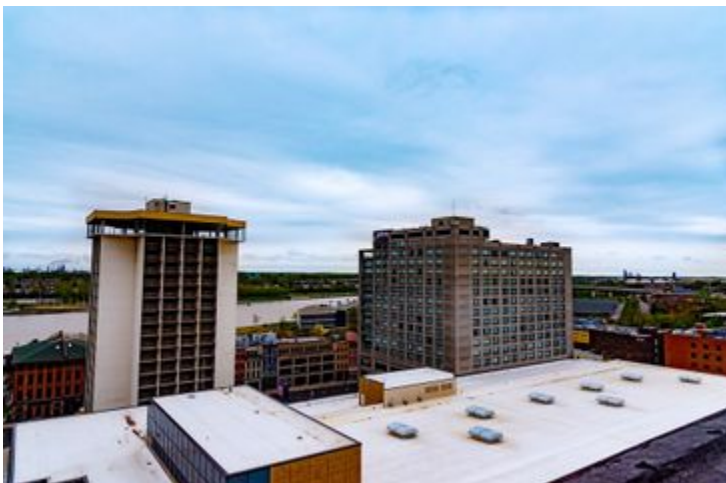
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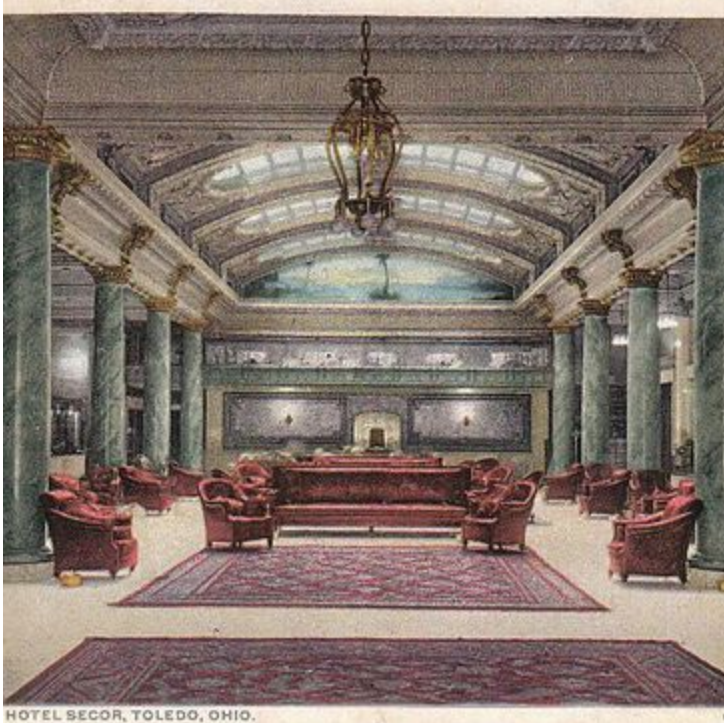
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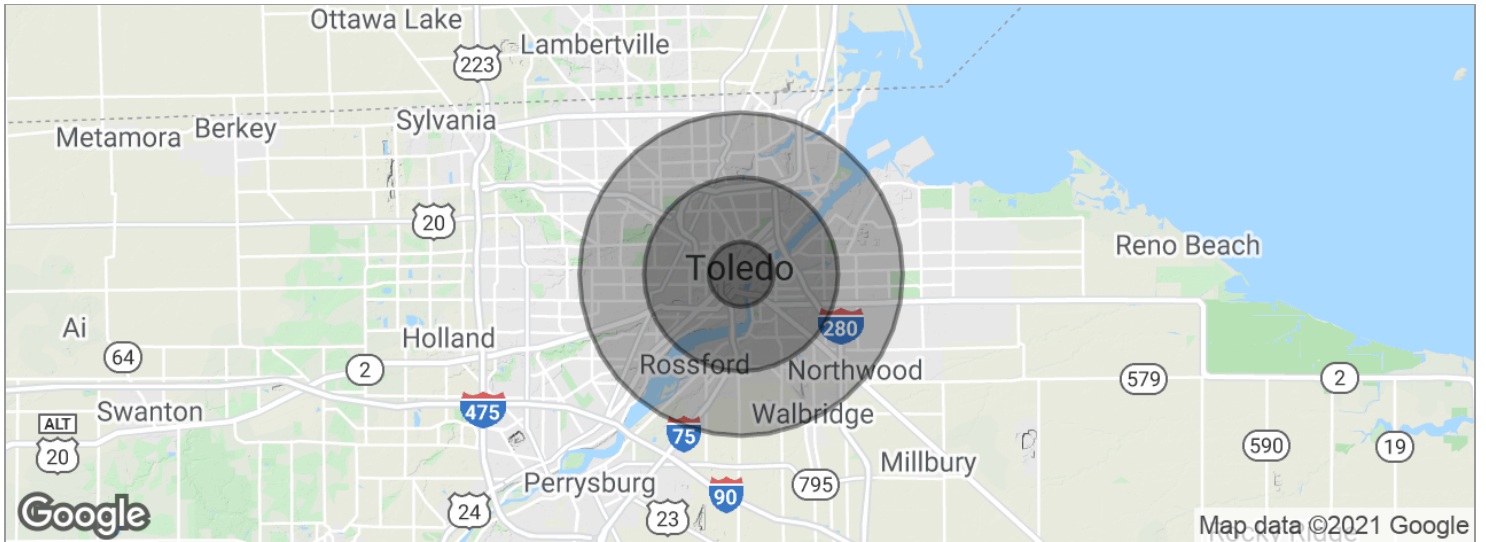
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,858	106,986	228,749
Median age	28.1	32.5	33.4
Median age (Male)	28.1	30.2	31.6
Median age (Female)	29.7	34.4	35.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,181	42,598	90,513
# of persons per HH	2.3	2.5	2.5
Average HH income	\$22,241	\$31,587	\$40,800
Average house value	\$137,804	\$91,736	\$106,280

\* Demographic data derived from 2010 US Census

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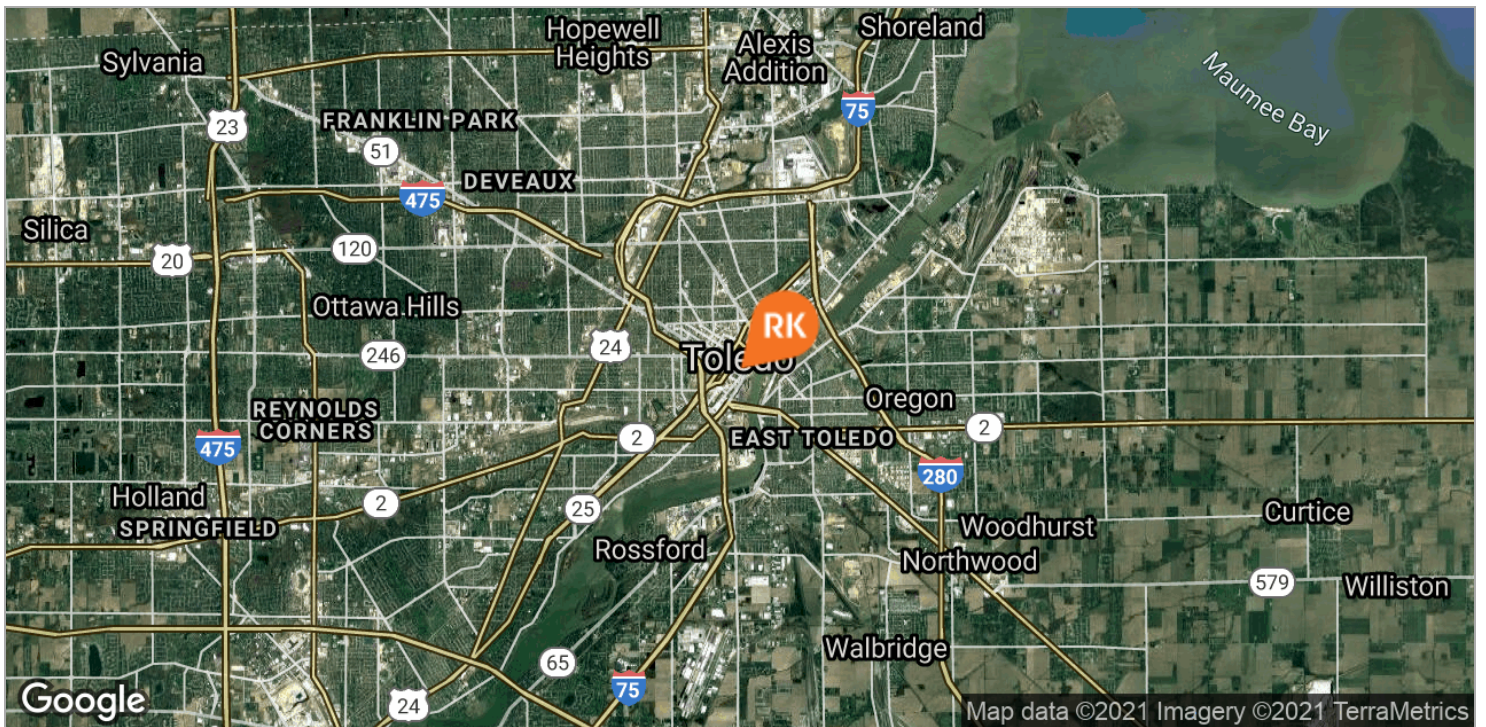
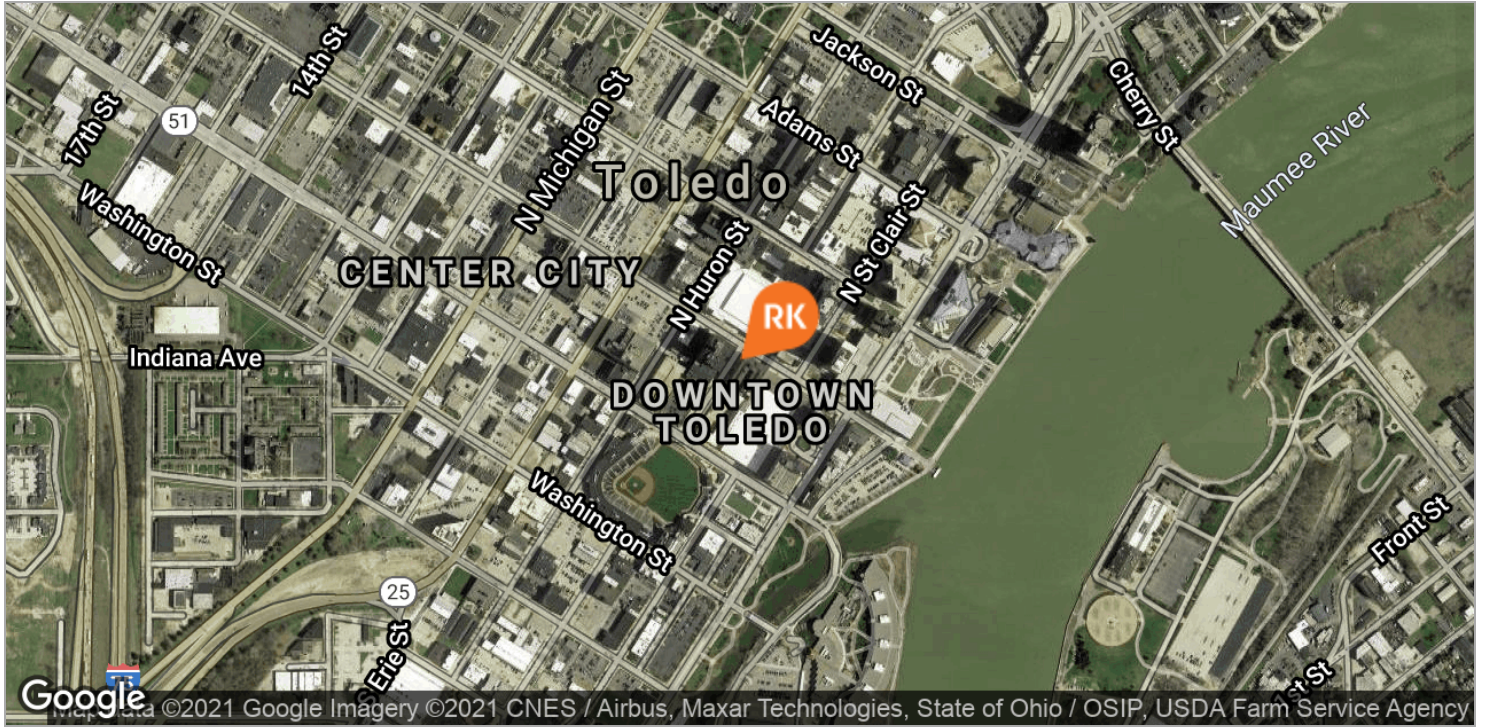
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