

# Swan Creek Candle

118 S. Superior Street & 513 Lafayette Street (AKA 114 S. Superior Street) | Toledo, OH 43604

**PRICE REDUCED**



## OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	0.54 Acres
Year Built:	1924
Building Size:	16,380 SF
Renovated:	2007
Zoning:	CD
Market:	Toledo
Submarket:	Center City
Price / SF:	\$54.64

## PROPERTY OVERVIEW

- 2,000 SF retail/office storefront
- 6,009 SF warehouse with 14' ceiling (vacant in February 2021)
- 3,154 SF separated fire-rated adjoining warehouse
- 4,320 SF second-floor apartment (three bedroom, two full bath with steam room) with outdoor 960 SF patio (vacant in November 2020)
- 24 parking spaces

## LOCATION OVERVIEW

Located in Warehouse District on corner of S. Superior Street and Lafayette Street (which is connected to an off ramp of I-75/State Route 25), and one block from Farmers Market, Erie Street Market and Fifth Third Field

For More Information Contact:

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## SALE DETAILS

Building Size	16,380 SF
Sale Price	\$895,000

## BUILDING INFORMATION

Number Of Floors	2
Year Built	1924
Renovated	2007
Tenancy	Multiple
Center Type	Street Retail
Condition	Excellent
Construction Status	Existing
Basement	No
Roof System	Rubber
Structural System	Steel Beam
Clear Ceiling Height (Max)	14 ft
Restrooms	Yes
Occupancy %	0.0
Exterior Signage	Pylon and Facade
Delivery Area	Three Overhead Doors
Lighting	Yes
Climate Controlled	Yes

## PROPERTY DETAILS

Zoning	CD
Acreage	0.535 Acres
Annual Real Estate Taxes	\$14,039
Parcel / APN Numbers	12-17117, 12-17131
# Parking Spaces	24

## LOCATION INFORMATION

Building Name	Swan Creek Candle
City, State & Zip	Toledo, OH 43604
County	Lucas
Submarket	Center City
Cross Streets	Lafayette Street
Signal Intersection	No
Nearest Highway	I-75, State Route 25

## UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Power Description	200 Amp
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	City of Toledo

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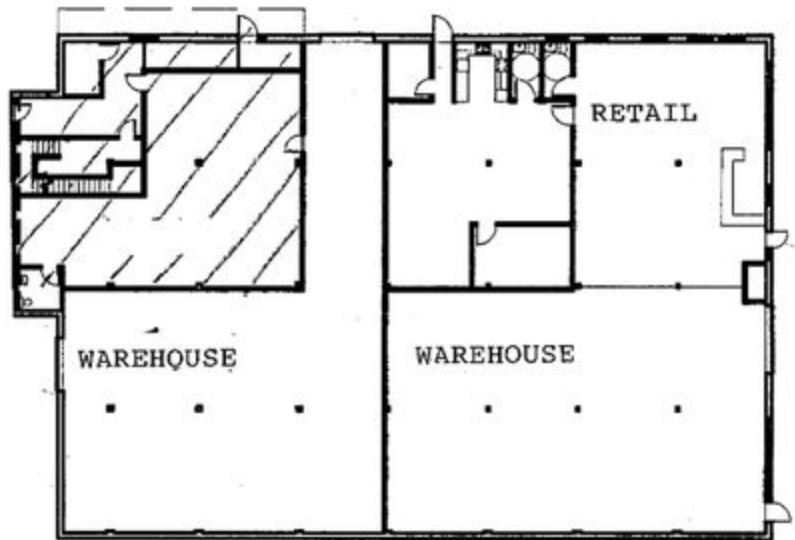
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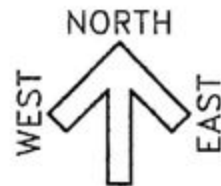


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## OVERALL FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



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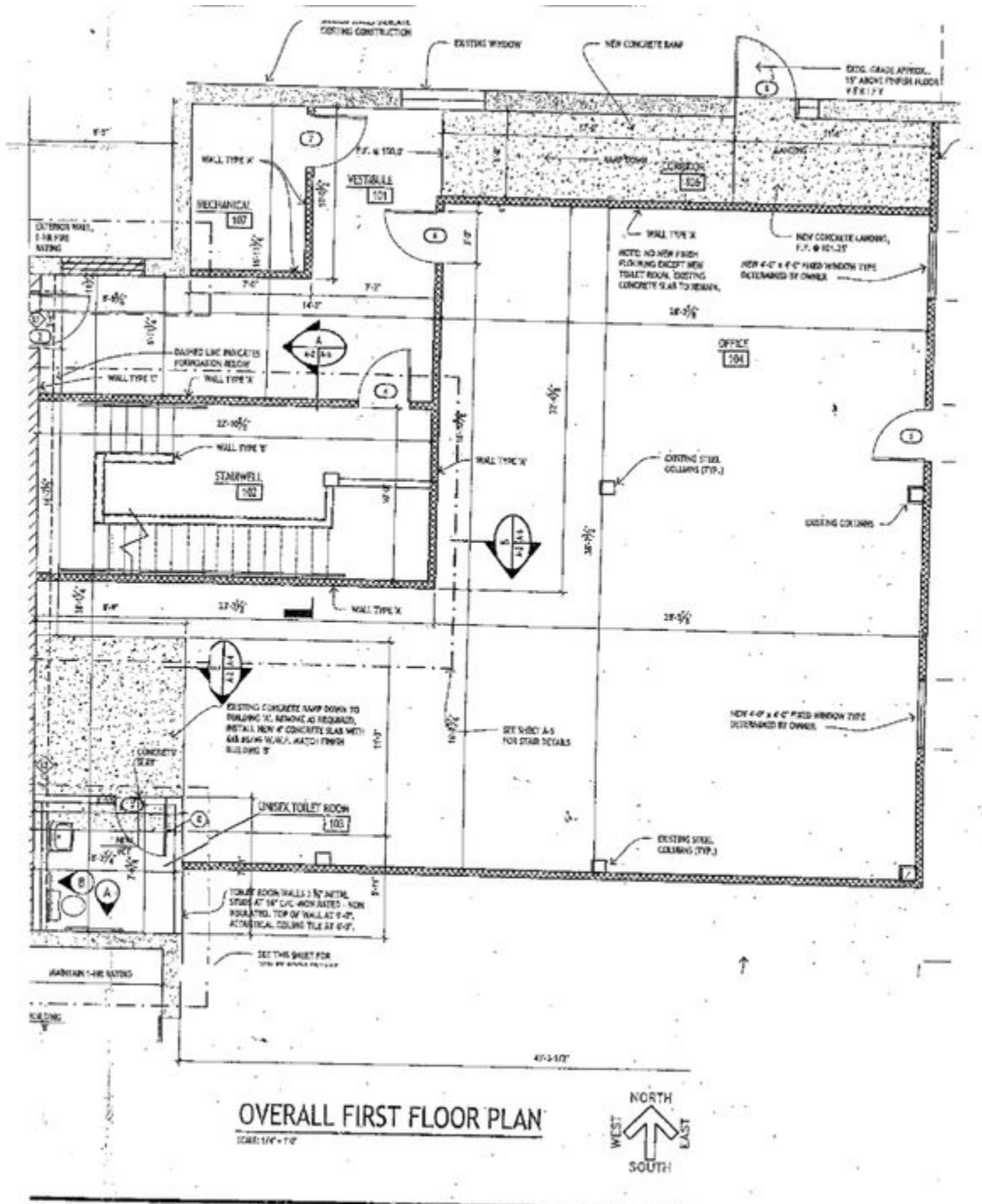
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Retail Property For Sale

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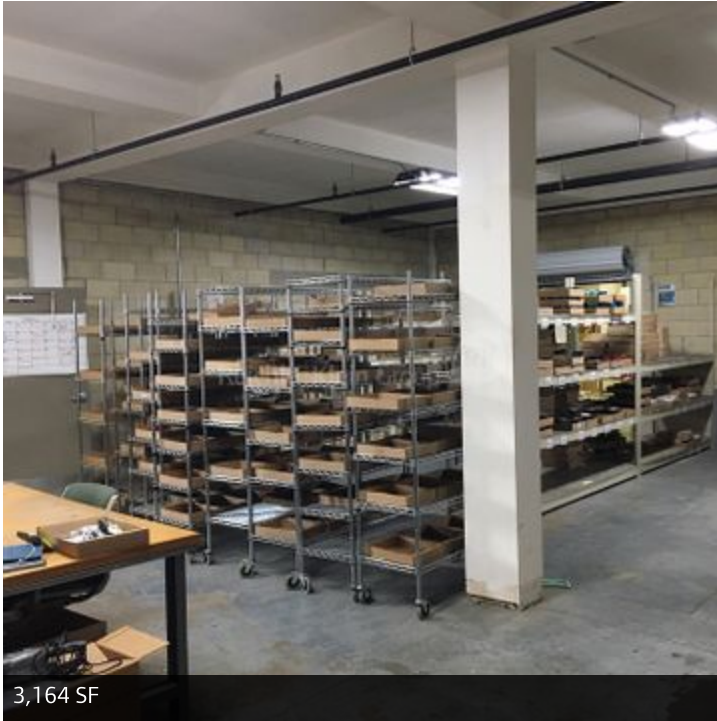


Retail Property For Sale

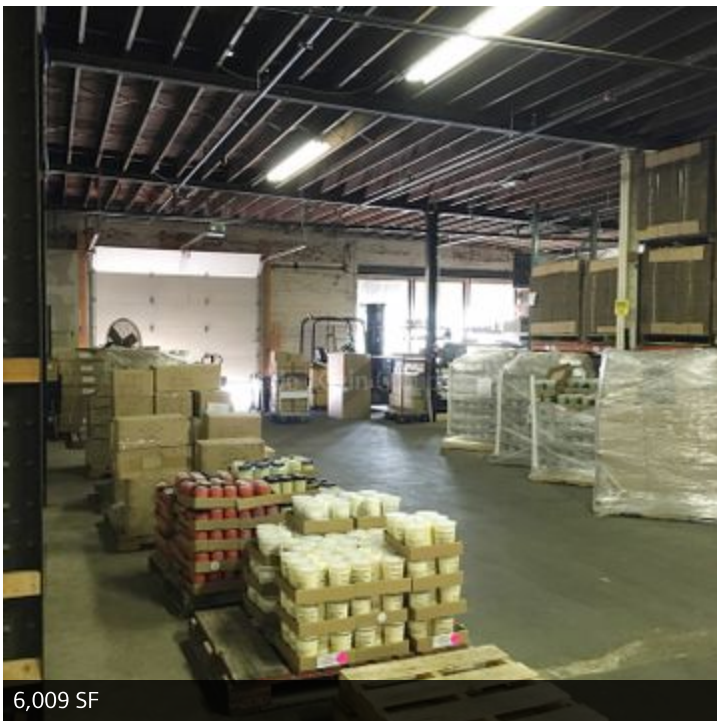
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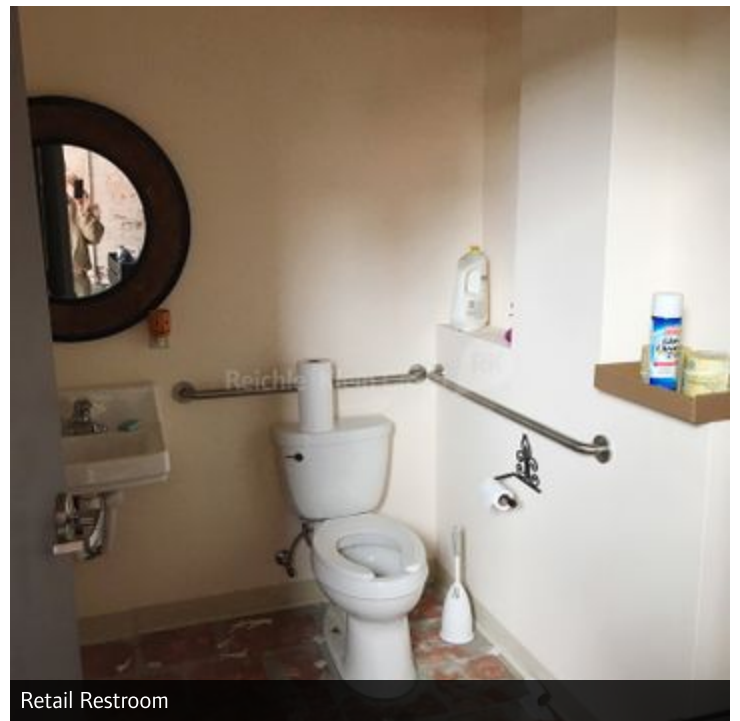
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3,164 SF



6,009 SF



Retail Restroom

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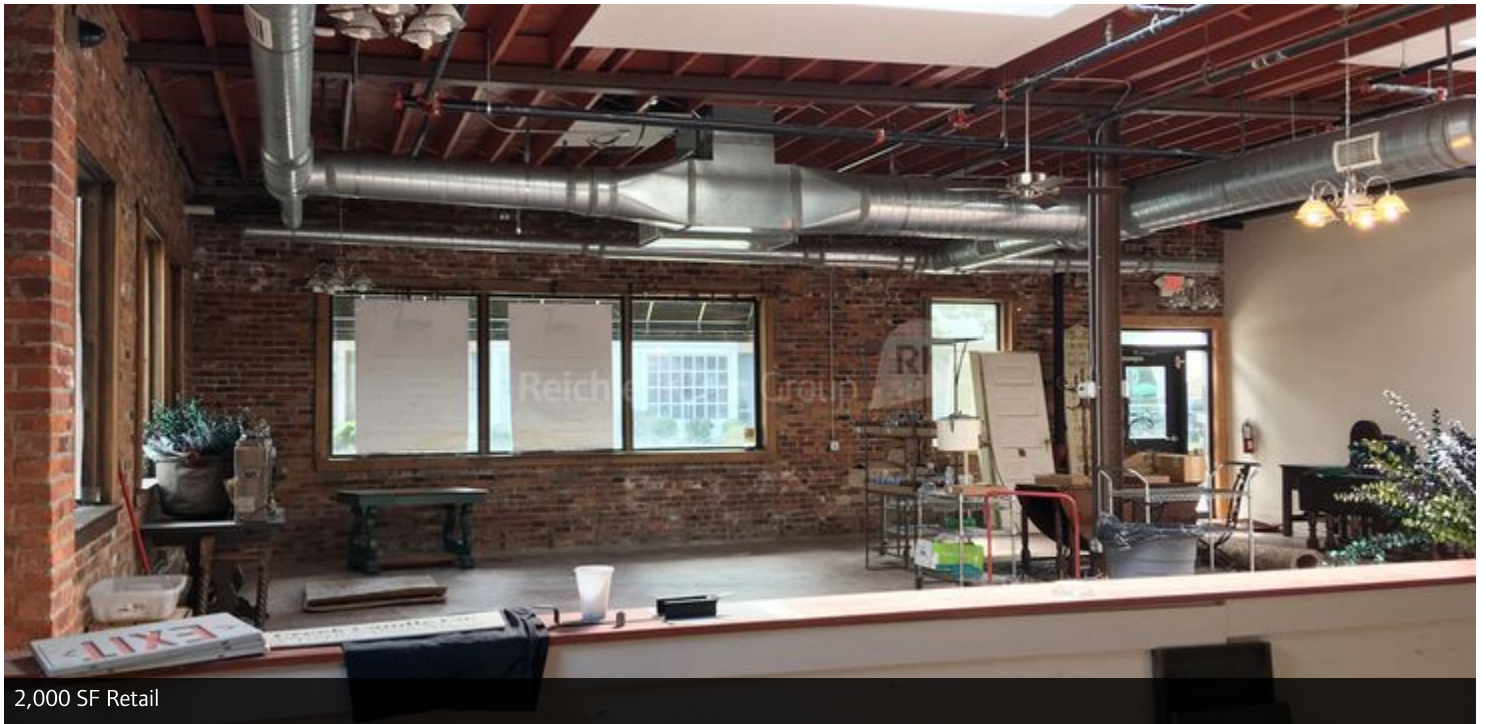


Retail Property For Sale

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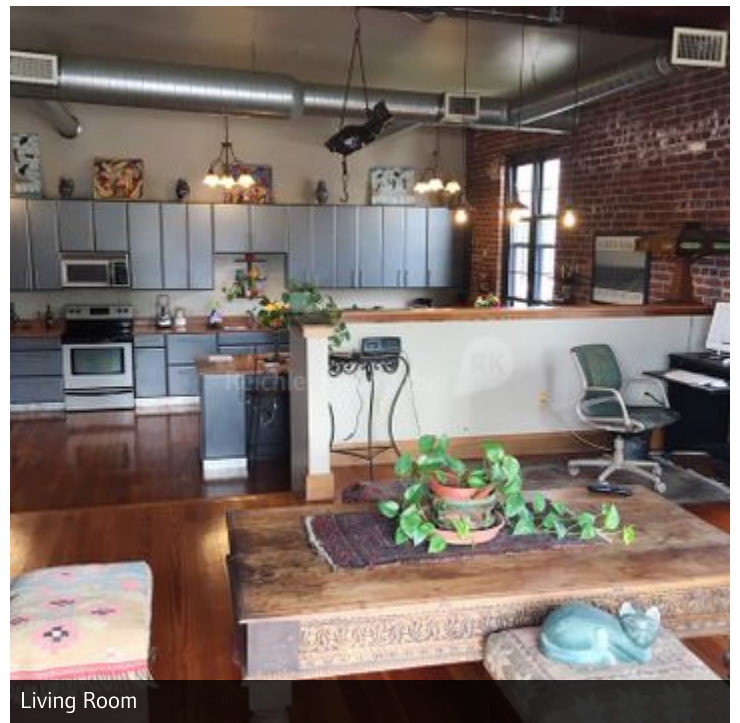
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2,000 SF Retail



Apartment Patio



Living Room

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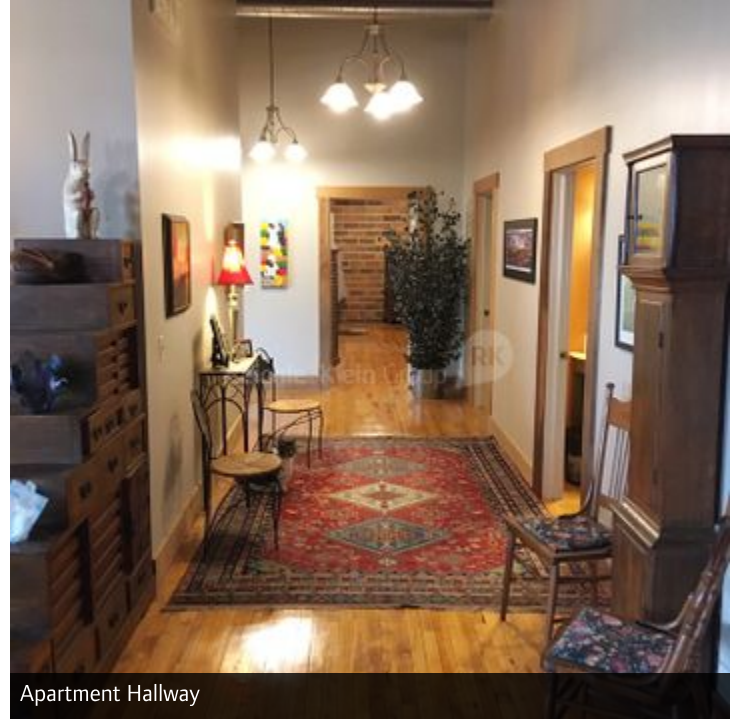
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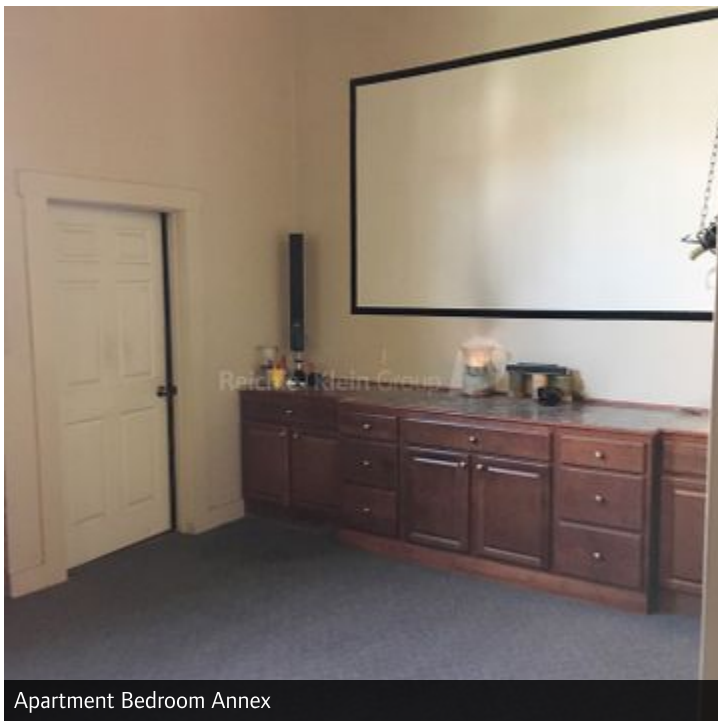
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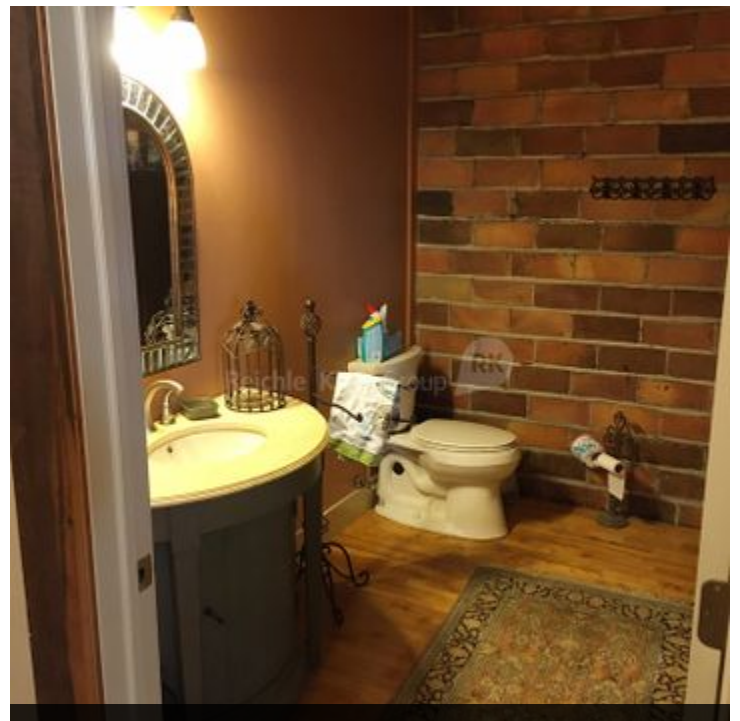
Living Room



Apartment Hallway



Apartment Bedroom Annex



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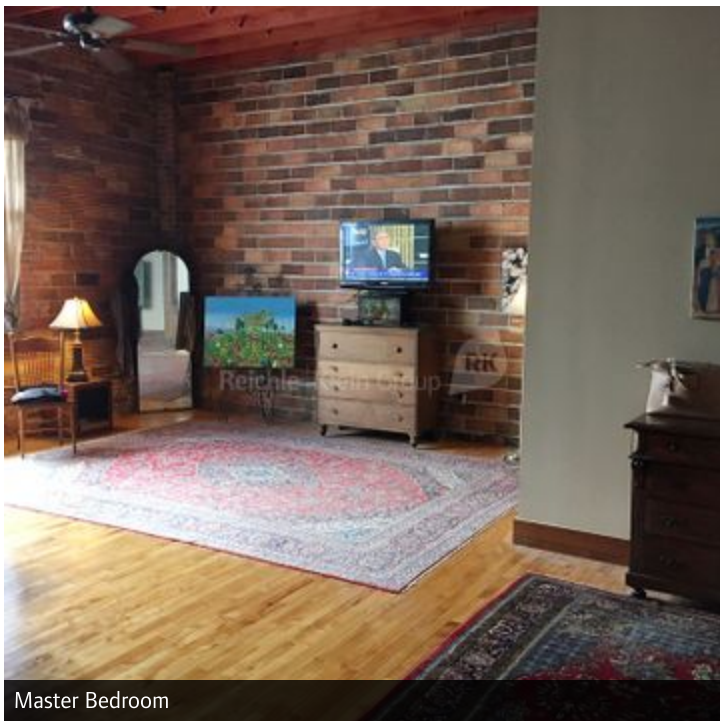
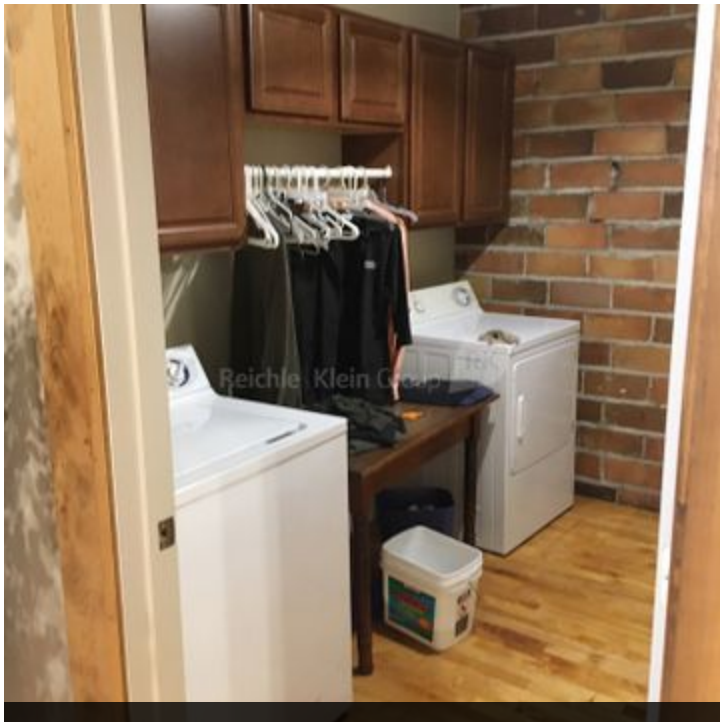


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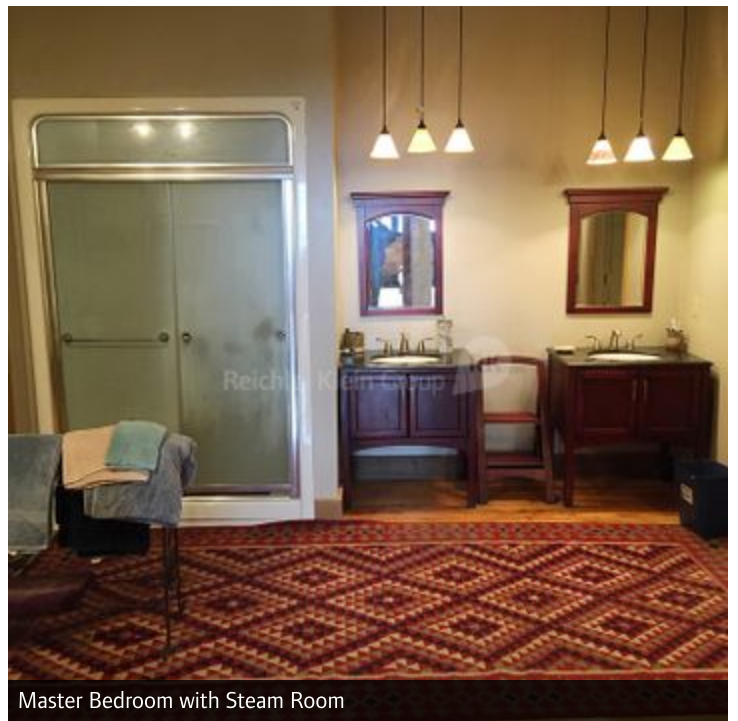
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Master Bedroom



Master Bedroom with Steam Room

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Retail Property For Sale

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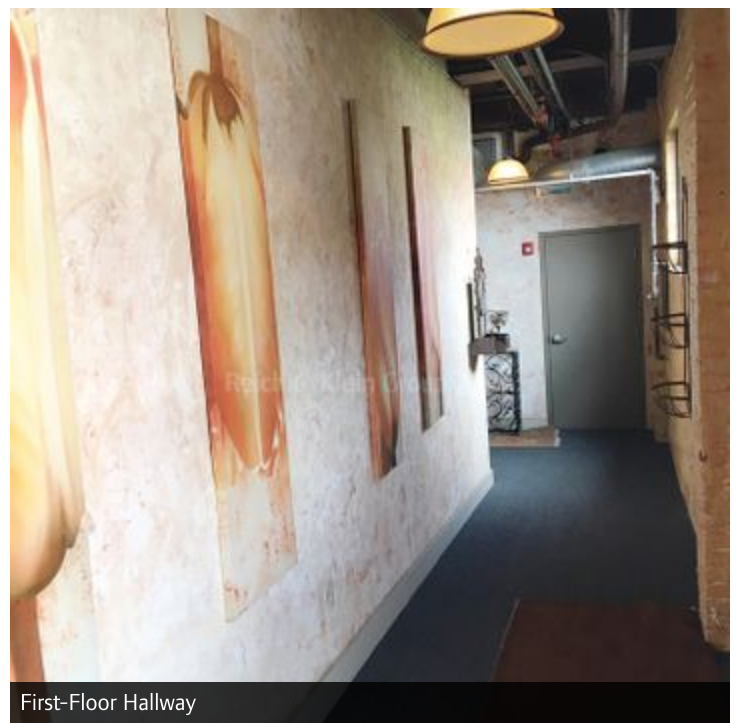
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Steam Room



First-Floor Hallway



First-Floor Hallway

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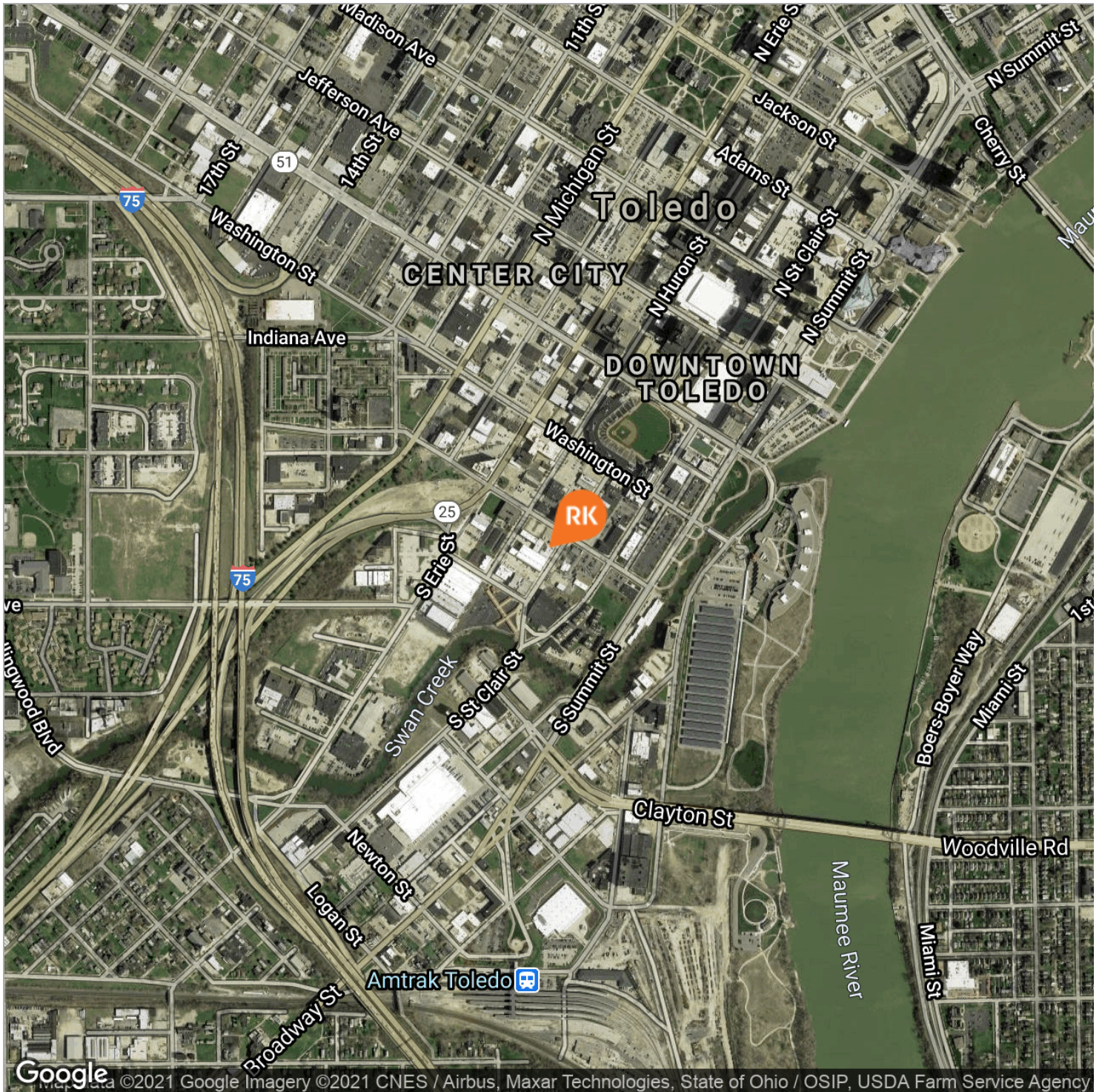
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