

401 MAIN STREET  
TOLEDO, OH 43605

COMMERCIAL BUILDING FOR SALE  
60,000 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

**LAND BANK ORDERS SALE**



## GENERAL INFORMATION

Price:	\$99,990
Building Size:	60,000 square feet
Number of Stories:	Four
Year Constructed:	1913
Condition:	Poor
Acreage:	0.2755 acres
Closest Cross Street:	4 <sup>th</sup> Street
County:	Lucas
Zoning:	Commercial Storefront
Parking:	Street
Street:	2 lane, 2 way



For more information, please contact:

**ZACK LIBER**  
(419) 249 6325  
zliber@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680-7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

#### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood & steel
Roof:	Flat
Floors:	Unknown
Floor Coverings:	Unknown
Ceiling Height:	Unknown
Basement:	Yes
Heating:	Needs replacement
Air Conditioning:	Needs replacement
Power:	Needs replacement
Restrooms:	On site
Security System:	No
Overhead Doors:	No
Sprinklers:	Unknown
Signage:	Awning

#### BUILDING INFORMATION

Current Occupant:	Vacant
Sign on Property:	Yes
Key Available:	Yes – Liability Waiver needed to enter

#### 2020 REAL ESTATE TAXES

TD:	17
Parcels:	03234
Assessor Number:	08258022
Total Taxes:	\$1,030.37
Taxes will be reassessed in 2022.	

#### Comments:

- 2 blocks to new Marina Loft Development and Glass City Metropark.
- Forfeited land controlled by Lucas County Land Bank.
- Opportunity zone.
- Beautiful brick structure on Main Street.
- Numerous economic development incentives available.

For more information, please contact:

**ZACK LIBER**  
(419) 249 6325  
zliber@signatureassociates.com

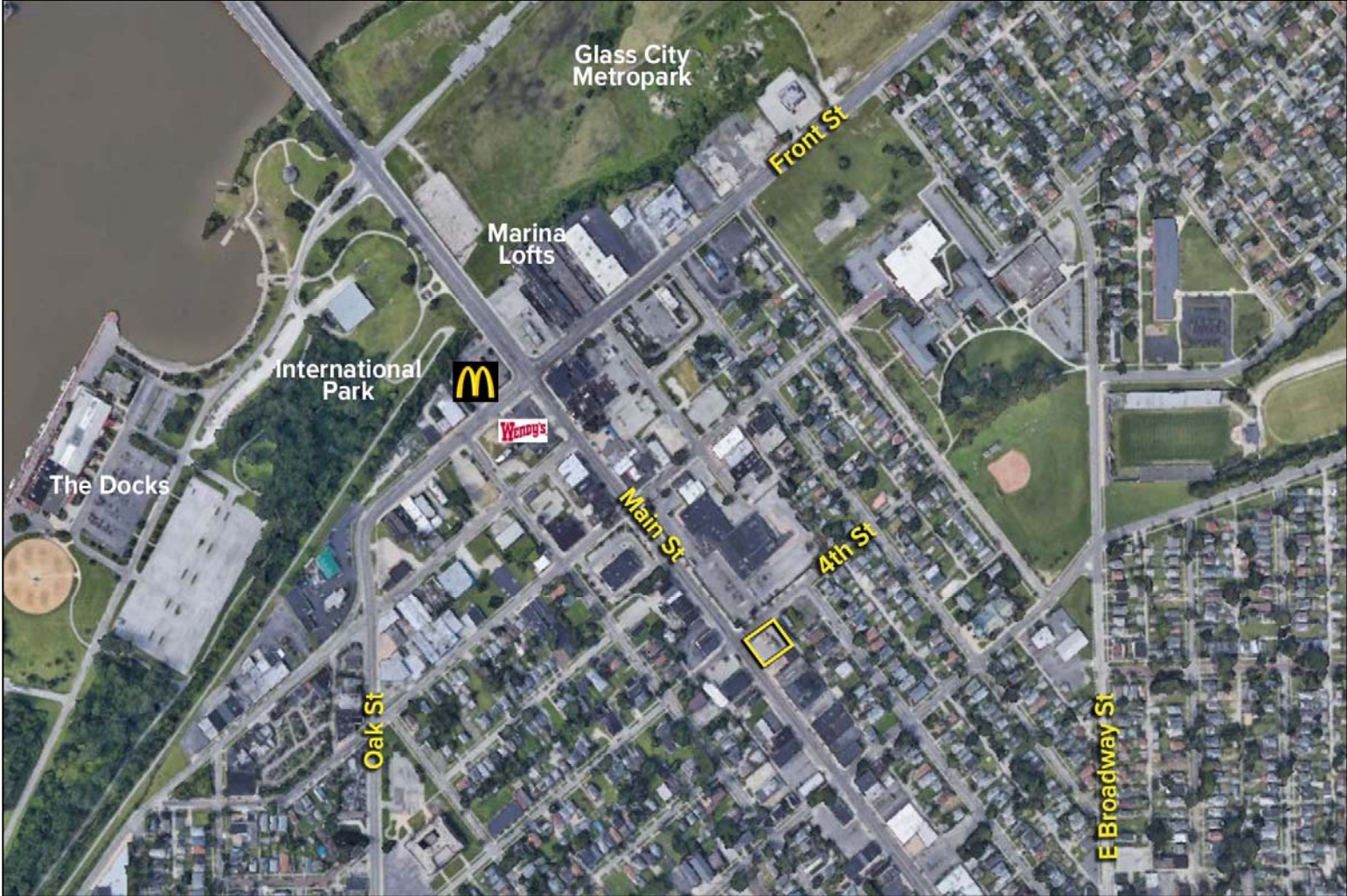
**ROB KELEGHAN, SIOR**  
(419) 680-7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

401 Main Street, Toledo, OH 43605  
Commercial Building For Sale

60,000  
Square Feet  
AVAILABLE

### Glass City Riverwalk



For more information, please contact:

**ZACK LIBER**  
(419) 249 6325  
zliber@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680-7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

401 Main Street, Toledo, OH 43605  
Commercial Building For Sale

60,000  
Square Feet  
AVAILABLE

## Glass City Metropark



For more information, please contact:

**ZACK LIBER**  
(419) 249 6325  
zliber@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680-7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com