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# 436 Wade St 421 & 429 Broadway St

BROADWAY ST

Toledo, Ohio 43602

## **Property Highlights**

- Conveniently located off Broadway near the bus station and train station, and less than 3 miles from I-75
- Easily accessible loading area with 2 12' x 10' overhead doors plus 5 other overhead doors throughout the building
- Ample power with 300 amps, 230 volts, 3 phase
- Energy efficient LED lighting
- Perfect for light manufacturing, fulfillment, and general storage
- Adjacent land Included with the building at 436 Wade Street
- Shovel ready with ample frontage and depth
- Perfect for extra parking for the existing building, a stand-alone site for development or as part of an assemblage for re-development of the block
- Owner will consider short-term sale/ leaseback

#### OFFERING SUMMARY

Sale Price	\$875,000
Land for Sale Size	0.343 Acres
Building for Sale Size	24,000 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,053	\$26,517
3 Miles	104,554	\$33,992
5 Miles	225,819	\$40,720

### For more information



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#### **GENERAL INFORMATION - BUILDING**

Property:	Industrial Building & Vacant Land
Locations:	436 Wade Street (Building) and
	421, 429 Broadway (Land)
<b>Closest Intersection:</b>	Newton Street
City, State:	Toledo, Ohio
County:	Lucas
Zip:	43602
Parcel Nos:	Building: 11-59757, 11-59781,
	11-59777, 11-59791, 11-59787
	and 11-59801
	Vacant Land: 11-59794 &
	11-59804

### Sale Price: \$875,000\*

#### \*Note:

The package price includes a 24,000 SF building on .695 acres on Wade Street plus .343 acres of vacant land on Broadway. The building may be purchased without the land for \$795,000.



**BUILDING ENTRANCE FROM WADE STREET** 





**VACANT LAND** 





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## **BUILDING**

#### **PROPERTY INFORMATION**

<b>Building SF:</b> 24,000	)
Building Dimensions: 170' W	ade St x 146' Depth (Irregular) SEE SKETCH
Available Area: 24,000	) Sq. Ft. (1,200 - 3,000 Sq. Ft. Office)
Land Size: .69 Ac	res
Land Dimensions: 208' W	/ade St. x 150' Depth
Parking: Street	parking plus public lot across Wade Street
	Limited Industrial)
Current Use: Print S	hop/Bindery



### **COMMENTS/FEATURES** FUNCTIONAL FLEX BUILDING NEAR DOWNTOWN TOLEDO

- Conveniently located off Broadway near the bus station and train station ۲
- Easily accessible loading area with 2 12' x 10' overhead doors plus 5 other overhead doors throughout the building ٠
- Ample power with 300 amps, 230 volts, 3 phase
- Energy efficient LED lighting
- Perfect for print shop, bindery, light manufacturing and general storage



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#### **BUILDING DETAILS**

Year Built:	1953 - 1990 (in stages)
Type Construction:	Brick/Block
Heat Fuel/Type:	Gas, Forced Air, Roof Top Units
Ceiling Height:	10' - 14' Clear
Air Conditioning:	Yes, Most Areas
Roof:	PVC
Floor(s):	Concrete
Lighting:	LED Fluorescent
Electrical Power:	300 amp, 230 volt 3 Phase
<b>Overhead Doors:</b>	7 (3-12' x 10', 3-10' x 10', 1-12'x12'
No. of Floors:	1
Sprinklers:	No
Security System:	No

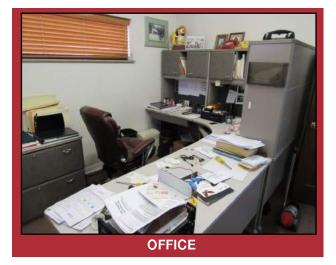
### **REAL ESTATE TAX INFORMATION**

Real Estate Tax Year:	2018
General Taxes:	\$8,169.16
Special Taxes:	<u>\$1,036.27</u>
Total Annual Taxes:	\$9,205.43

### UTILITIES

Gas:	C
Water:	С
Sanitary Sewer:	С
Electric:	Т
Storm Sewer:	С

Columbia Gas City of Toledo City of Toledo Foledo Edison City of Toledo





SHOP AREA

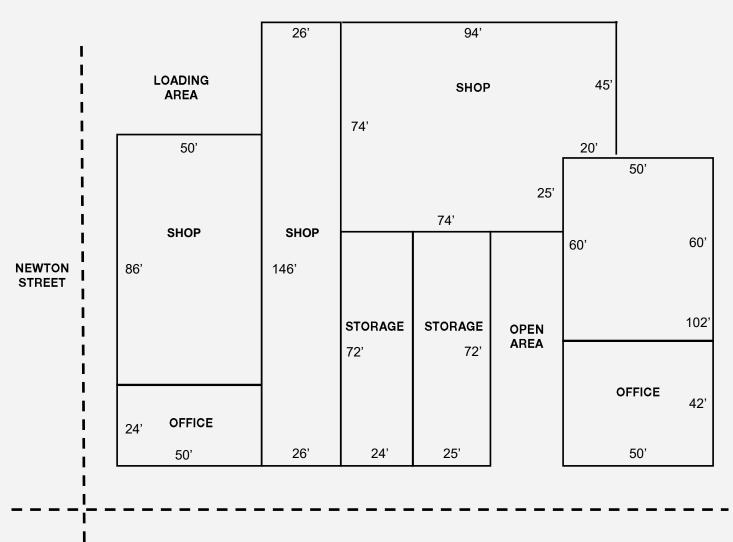


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### **436 WADE STREET BUILDING SKETCH**



#### WADE STREET



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# Sale Price: \$\*

# \*Included with price of building

#### **GENERAL INFORMATION - VACANT LAND**

Location:	421, 429 Broadway Street
<b>Closest Intersection:</b>	Between Newton St. & Knapp St.
City, State:	Toledo, OH
County:	Lucas
Zip:	43602
Parcel Nos:	11-59794 & 11-59804

#### **PROPERTY INFORMATION**

Land Size:	.343 Acres
Land Dimensions:	100' Broadway x 150' Deep
Frontage	100' on Broadway
Zoning:	10-IL (Limited Industrial)
Traffic Counts:	16,690 VPD Broadway

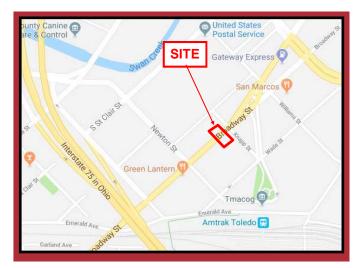
#### **COMMENTS/FEATURES** PRIME LAND SITE ON BROADWAY

- Included with building at 436 Wade Street ٠
- Shovel ready with ample frontage and depth ٠
- Perfect for extra parking for the existing building, a stand alone site for development or as part of an assemblage for re-development of the block

#### **REAL ESTATE TAX INFORMATION**

Real Estate Tax Year:	2018
General Taxes:	\$1,177.32
Special (Bad Creek):	<u>\$ 245.79</u>
Total Annual Taxes:	\$1,423.11





#### UTILITIES

Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Electric:	Toledo Edison
Storm Sewer	City of Toledo

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,053	104,554	225,819
MEDIAN AGE	27.0	32.5	33.4
MEDIAN AGE (MALE)	26.1	30.5	31.5
MEDIAN AGE (FEMALE)	28.6	34.2	35.1
Households & Income	1 Mile	3 Miles	5 Miles
Households & Income TOTAL HOUSEHOLDS	1 Mile 3,935	3 Miles 41,390	5 Miles 89,354
TOTAL HOUSEHOLDS	3,935	41,390	89,354



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