

For Sale

Retail Property

3,798 SF | \$79,800



1217 Broadway St

1217 Broadway St
Toledo, Ohio 43609

Property Highlights

- Storefront property with upstairs loft
- Approximately 1800 SF basement
- Street parking as well as an additional lot behind the building
- 2 suites on the first floor with 1000 +/- SF each
- Perfect for a live-work buyer, office user, non-profit, or investor

OFFERING SUMMARY

Sale Price	\$79,800
Lot Size	0.14 Acres
Building Size	3,798 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,438	\$30,225
2 Miles	43,762	\$34,066
3 Miles	100,818	\$36,184

For more information



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NAIHarmon Group

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GENERAL INFORMATION

Location:	1217 Broadway St
Closest Intersection:	Broadway St & Western Rd
City, State:	Toledo, OH
County:	Lucas
Zip:	43609
Parcel No:	0400714

PROPERTY INFORMATION

Building SF (Min/Max):	3,798 SF + basement (1,794 SF)
Building Dimensions:	40' (frontage) x 48' (depth)
Available Area:	5592 SF (including basement)
Land Size:	.137 Acres
Land Dimensions:	40' (frontage) x 150' (depth)
Parking:	Street 3 and rear lot 7
Street Access:	Shared driveway w/ adjacent building
Zoning:	10-CS Storefront commercial
Current Use:	Vacant
Traffic Counts:	11,665

BUILDING DETAILS

Year Built:	1900
Type Construction:	Brick
Heat Fuel/Type:	Gas/forced air
Ceiling Height (Min/Max):	10ft
Air Conditioning:	N/A
Building Class:	C
Roof:	Rubber membrane
Floor:	Basement concrete, first and second floor wood
Lighting:	Needs upgrading



FRAMED IN OFFICES FIRST FLOOR



FIRST FLOOR HALLWAY

Restrooms:	5 Unfinished with existing plumbing
Delivery Doors:	N/A
No. of Floors:	2 + basement
Sprinklers:	N/A
Security System:	No

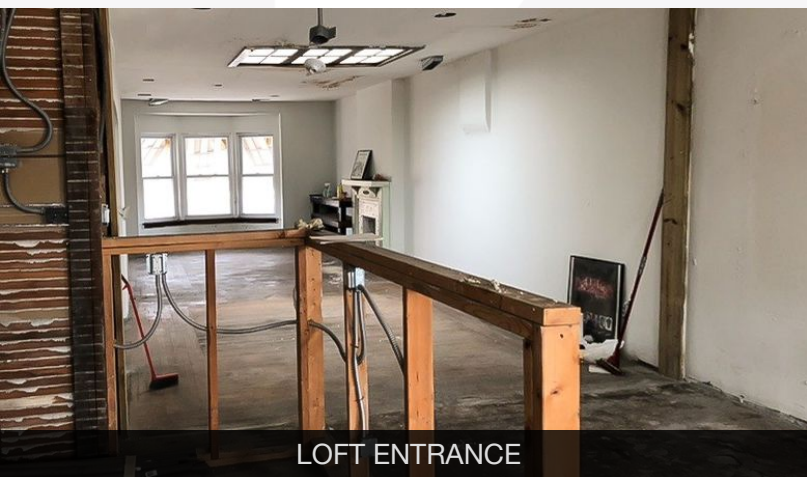
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Retail Property

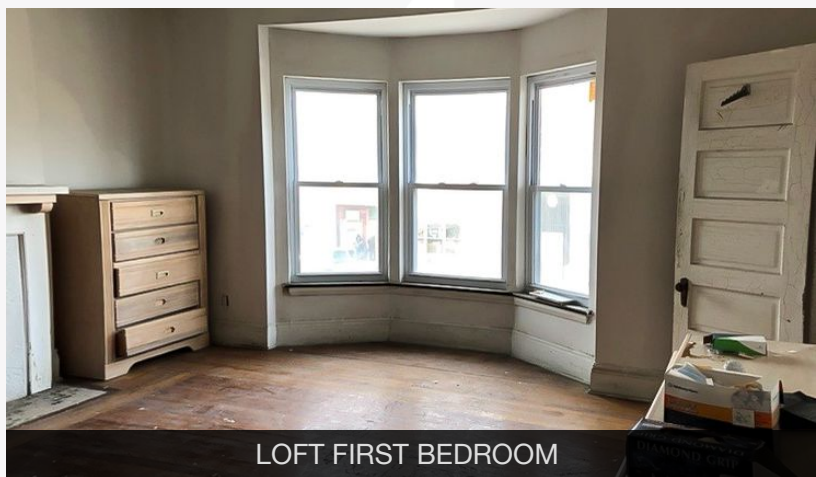
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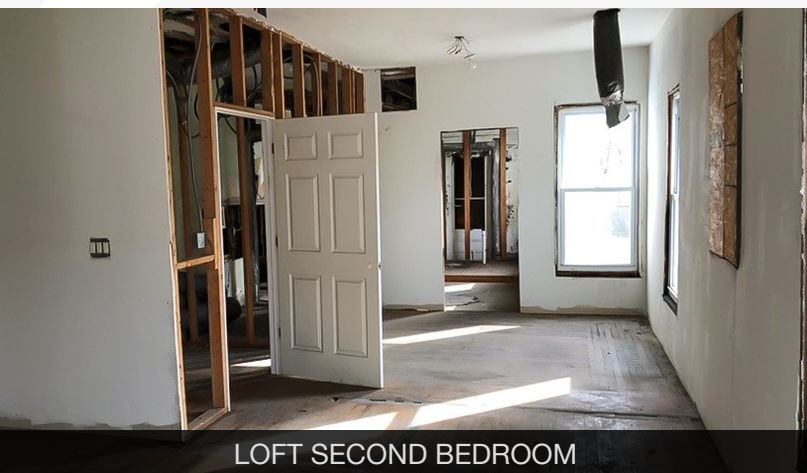
LOFT LIVING ROOM



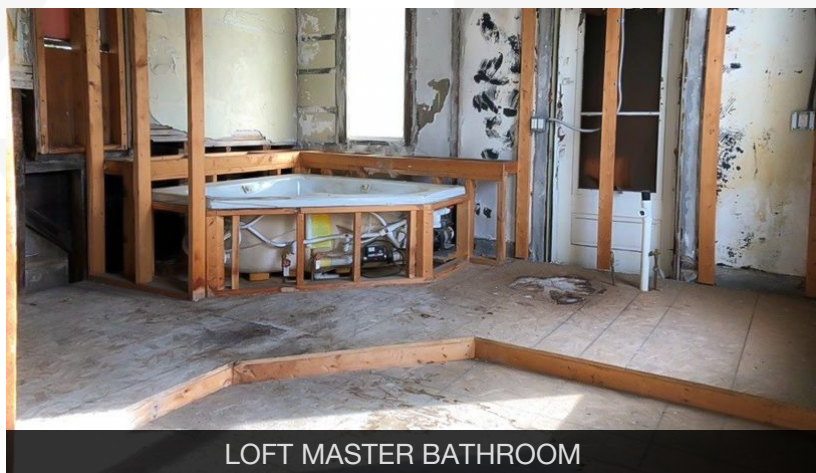
LOFT ENTRANCE



LOFT FIRST BEDROOM



LOFT SECOND BEDROOM

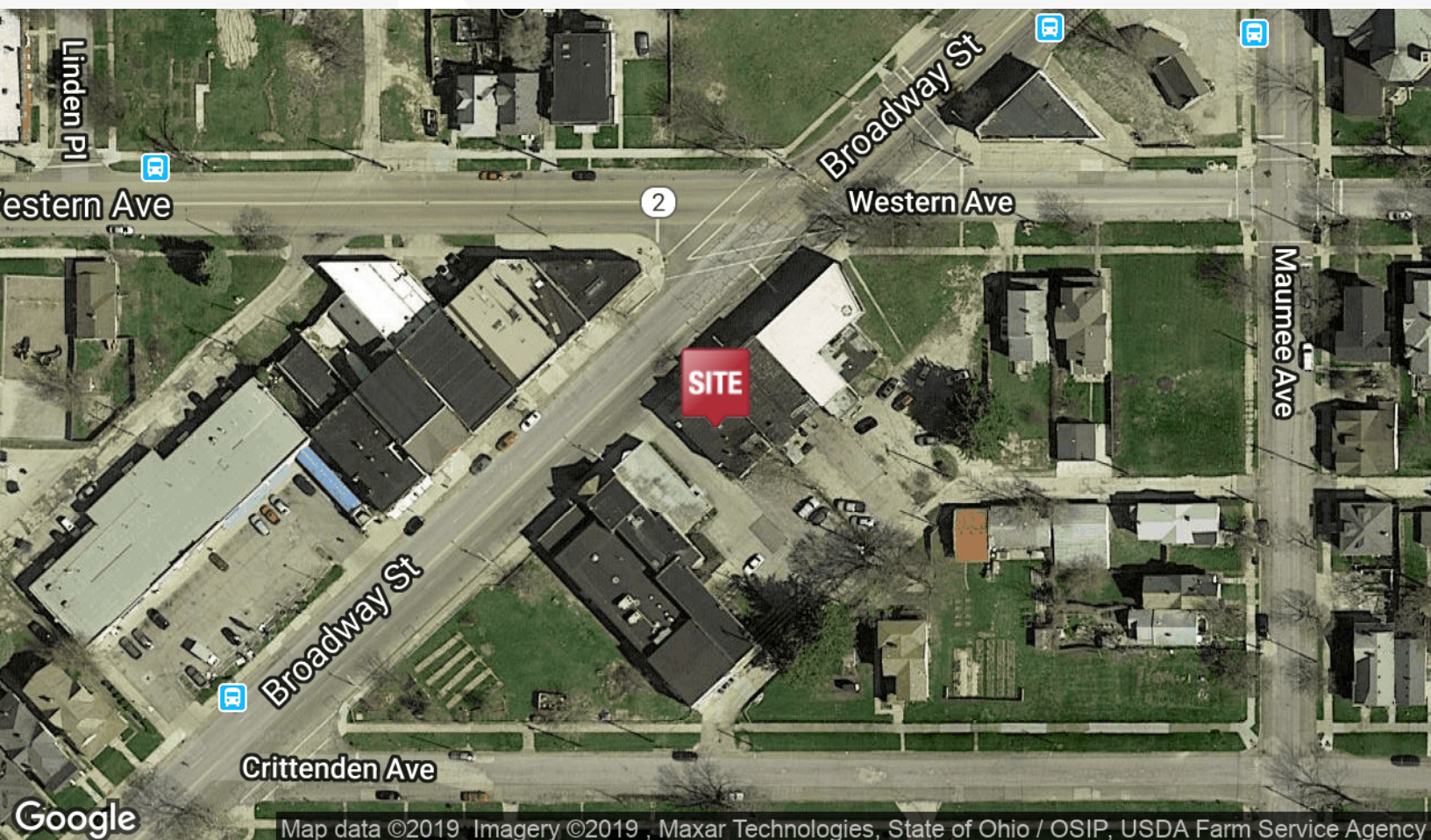
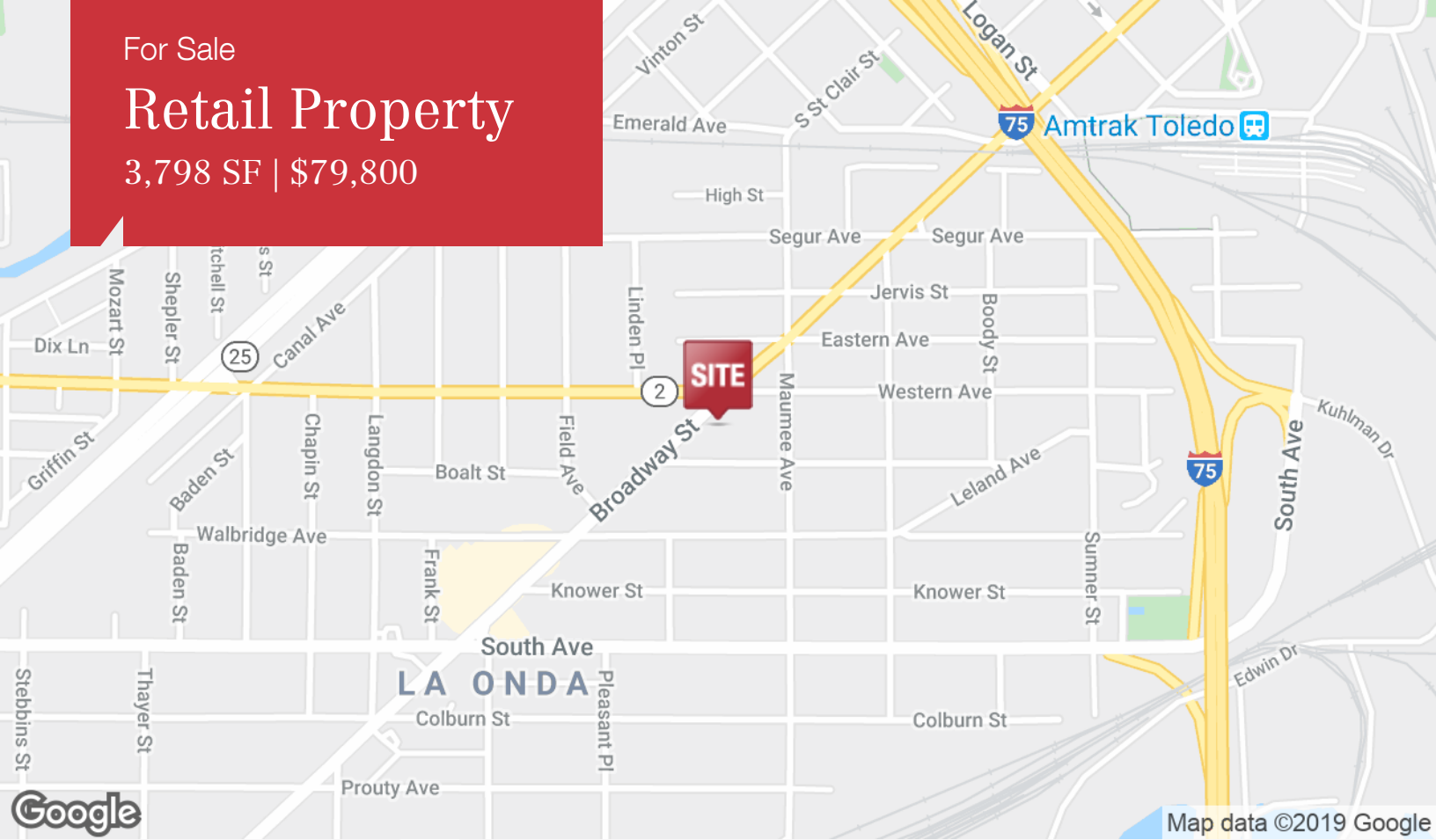


LOFT MASTER BATHROOM

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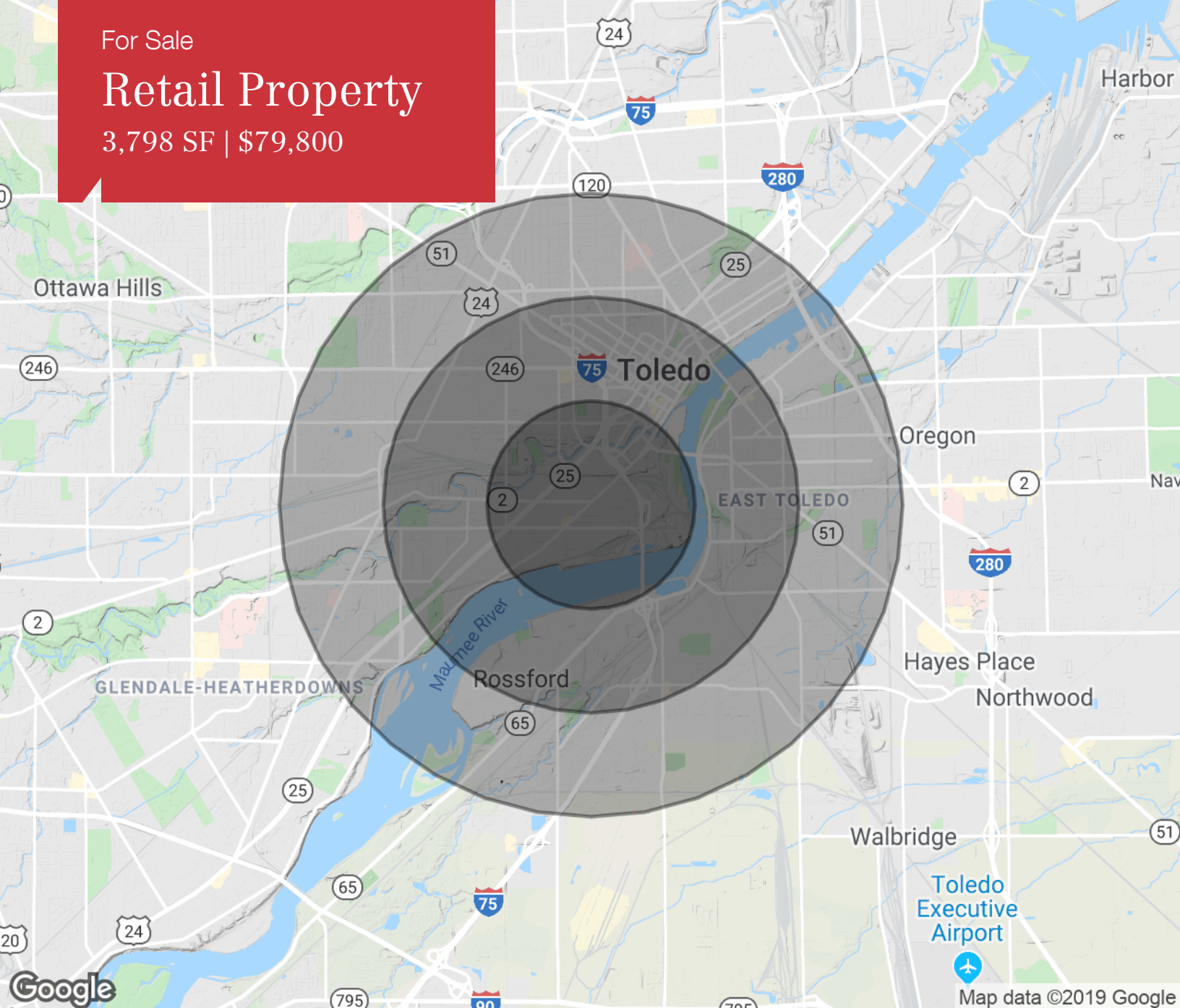
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Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	10,438	43,762	100,818
MEDIAN AGE	29.1	30.8	32.5
MEDIAN AGE (MALE)	28.7	29.2	30.5
MEDIAN AGE (FEMALE)	30.6	32.7	34.2

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	3,978	17,247	39,719
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$30,225	\$34,066	\$36,184
AVERAGE HOUSE VALUE	\$59,382	\$99,795	\$103,684

* Demographic data derived from 2010 US Census