

# For Sale or Lease

Reichle | Klein Group

RK

Commercial Property Brokers, Managers & Investment Advisors

## 3531 N. Holland-Sylvania

Sylvania Township | Toledo, Ohio 43615 | Lucas County

Retail/  
Industrial



Industrial



Restaurant

**Asking Price:**  
\$725,000

**Lease Rate:**  
\$3,000 /mo NNN  
(Restaurant)

\$5.00 /SF NNN  
(Industrial)

**Estimated Net  
Charges:** \$2.45 /SF

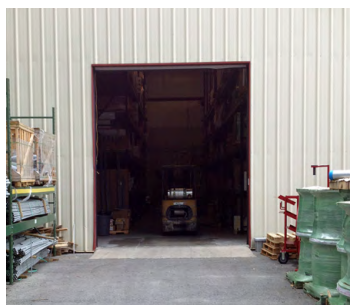
**Available:**  
3,120 SF (Restaurant)  
8,400 SF (Industrial)

**Building Size:**  
11,520 SF

**Parcel Size:**  
1.05 ACRES

**Zoning:**  
C-2

- Features:**
- Unique two tenant investment property. An industrial building and a restaurant.
  - All-Phase Electric is leasing the industrial building. Lease expires January 14, 2019.
  - The restaurant is currently vacant.



**For more  
information  
contact:**

**Gary Micsko, CCIM**  
419.794.3965 t  
419.794.6075 f  
gmicsko@rgcommercial.com

## Industrial

### Features:

- Great building for distribution, wholesale, retail, equipment sales, or auto-related business
- High bay in a small footprint
- Clear span pre-engineered construction
- Counter/Showroom
- Fenced and paved outside storage
- Large paved parking area
- Grade level OH doors
- Office has large open area, conference room, one private office
- Liquor license may be available
- Entire Property is also available for sale for \$725,000

### Building Details:

- Year Built: 2004
- Construction: Steel Insulated
- Roof: Standing Seam
- Ceiling Height: 28'
- Grade Doors: (1)14'x14', (1) 8'x8'
- Office: 1,080 SF
- Restrooms: (2) ADA
- Lighting: T-8 Fluorescent
- Heat: GFA in Office, Hanging Gas Units in Warehouse
- Air Conditioning: Central Office Only
- Electric Service:

### Utilities/Taxes:

- Real Estate Taxes: \$21,850.14/year (2014)
- Water, Sanitary, Storm: City of Toledo
- Gas: Columbia Gas
- Electric: First Energy
- Cable: Buckeye

## Restaurant

### Features:

- Restaurant
- Kitchen with stainless hood and sinks
- Attractive wooden bar
- Pole Sign
- Interior handsomely finished in wood, brick, and stone
- Fireplace
- Textured finish on concrete floor
- Patio
- Entire Property is also available for Sale for \$725,000

### Building Details:

- Year Built: 1985 approximate
- Construction: Brick and Block
- Roof: shingle
- Restrooms: (1) Men's, (1) Women's
- Parking: 20 spaces
- Security System: Yes
- Lighting: Incandescent
- Heat/AC: Gas Forced Air

### Utilities/Taxes:

- Real Estate Taxes: \$21,850.14/year (2014)
- Water, Sanitary, Storm: City of Toledo
- Gas: Columbia Gas
- Electric: First Energy
- Cable: Buckeye

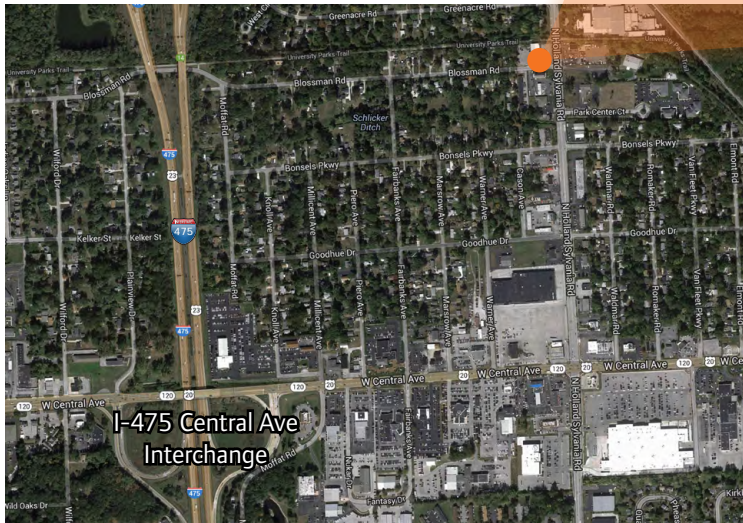
For Sale or Lease

**3531 N. Holland-Sylvania** Toledo, Ohio 43615 | Lucas County

**Aerials & Demographics**

**2014 Traffic Counts**

Holland-Sylvania 18,150



**2014 Estimated Demographics**

**1 mile**

**3 miles**

**5 miles**

**7 minute drive time**

Population	5,630	65,748	168,882	138,002
Median Household Income	\$55,934	\$58,094	\$53,898	\$52,846
Median Housing Value	\$154,720	\$164,431	\$146,766	\$144,427
Employees	5,148	48,039	95,343	84,002

**Reichle | Klein Group**   
Commercial Property Brokers, Managers & Investment Advisors

One SeaGate | 26th Floor | Toledo, Ohio 43604 | [www.rkgcommercial.com](http://www.rkgcommercial.com)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale or Lease

**3531 N. Holland-Sylvania** Toledo, Ohio 43615 | Lucas County

**Photos**

**Industrial**



**Restaurant**

