

PRELIMINARY BUYER PACKAGE

2051 COLLINGWOOD BOULEVARD

Toledo, Ohio 43620

61,495 +/- SF

Former Healthcare Facility

1.11 +/- Acres

Commercial Redevelopment Site

AS-IS

Value-Add Opportunity

COMMERCIAL REDEVELOPMENT & ADAPTIVE REUSE OPPORTUNITY

Former skilled nursing facility | Pricing and offering terms available upon request

iLink Real Estate Co. | 419.690.9338

Executive Summary

CENTRAL TOLEDO | FORMER SKILLED NURSING FACILITY

2051 Collingwood Boulevard is a large-scale, vacant former skilled nursing and healthcare asset offered as an **as-is redevelopment and adaptive reuse opportunity**. The approximately 61,495 square foot building sits on approximately 1.11 acres along Collingwood Boulevard between Bancroft and Woodruff in central Toledo.

THE OPPORTUNITY

Acquire an institutional-scale building with prior healthcare use and a layout that may support a range of future concepts, including behavioral health, senior care, housing conversion, education, community services, office, or other permitted uses.

- Substantial brick and stone commercial structure with a prior institutional use.
- Historic reports identify municipal water and sewer, on-site parking, and a sprinkler system; all systems and conditions require buyer verification.
- Existing scale and configuration create a viable canvas for a well-capitalized operator, owner-user, or redevelopment team.



61,495

BUILDING SF

Approximate gross building area

1.106

ACRES

Approximate site size

1970

YEAR BUILT

Public-record year built

10-CO

ZONING

Public-record zoning; verify permitted uses

WHY THIS ASSET IS DIFFERENT

This is not positioned as a stabilized investment property. It is a **value-add, execution-driven redevelopment opportunity** where the buyer's business plan, capital resources, security plan, and due diligence will determine value. The building offers uncommon scale in a central Toledo setting, but it also requires a realistic assessment of condition, code, systems, and conversion cost.

IMPORTANT CONDITION NOTICE

The property is vacant. Power is currently off, and the building has experienced vandalism. The operability and condition of mechanical, electrical, plumbing, HVAC, life-safety, roof, elevator, and other systems are unknown and have not been represented. Prospective purchasers should complete their own inspections and feasibility review before submitting an offer.

Property Profile

PROPERTY FACTS | REPORTED INFORMATION; BUYER TO VERIFY

Property Address	2051 Collingwood Boulevard, Toledo, OH 43620
Property Type	Former skilled nursing / healthcare facility; special-purpose institutional asset
Building Area	Approximately 61,495 SF
Site Area	Approximately 1.106 acres / 48,186 SF
Year Built	1970
Parcel	Lucas County Parcel 14-04897
Public-Record Zoning	10-CO (confirm current zoning, permitted uses, parking and approvals with the City of Toledo)
Construction	Brick and stone reported historically
Water / Sewer	Municipal water and sanitary sewer reported historically
Historic Building Data	MLS reflects basement; public records indicate 78 units/rooms. Floor count is inconsistent across reports and must be verified.
Parking	Historic MLS remarks reference 31+ spaces; verify current count and configuration.

HISTORICAL FACILITY ATTRIBUTES

Prior listing materials and historical photographs show institutional corridors, former patient/room areas, a commercial kitchen area, fire-sprinkler piping, handrails, and space that was previously configured for healthcare operations. These attributes are presented only as historical context. The current existence, condition, code compliance, and operability of every component must be independently verified.

<p>Infrastructure</p> <p>Historic reports list municipal water/sewer, natural gas, central air, and forced-air heat. Current functionality is unknown.</p>	<p>Access & Visibility</p> <p>Corner-lot location reported historically, with Collingwood frontage and nearby traffic counts of roughly 7,100-9,300 vehicles/day in 2025 estimates.</p>	<p>Building Program</p> <p>Public records indicate 78 units/rooms; historic MLS mentions 31+ parking spaces and ceiling heights of 11-15 feet. Confirm all counts.</p>
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Exterior Visual Reference

CURRENT EXTERIOR PHOTOS PROVIDED BY BROKER

Photos are included for marketing reference only and are not a warranty of condition. Interior photos, if provided, should be labeled with date and status.



Aerial overview: approximately 1.106-acre site with institutional-scale building footprint.



Collingwood frontage / principal entrance

Vacant property; buyer should inspect current access, security, facade, paving, and roof conditions.



Side elevation / storefront-level facade

Condition, utilities, and building systems are not represented and require independent verification.

Adaptive Reuse & Buyer Profiles

FUTURE USES ARE SUBJECT TO ZONING, LICENSING, CODE, FINANCING, AND APPROVALS

The former healthcare configuration and institutional scale can provide a starting point for multiple redevelopment paths. The most viable use will depend on a buyer's operating model, capital plan, local approvals, life-safety requirements, and building-condition findings.

● Behavioral Health / Treatment

May align with a room-and-corridor institutional layout. Key review items include licensing, security, life safety, sprinkler and HVAC capacity.

● Senior Care / Assisted Living

Former healthcare use may provide a useful conversion starting point. Confirm bed count, accessibility, staffing, state requirements and code upgrades.

● Transitional / Veteran / Supportive Housing

Scale and central location may suit mission-driven operators. Review funding, neighborhood engagement, security and operational approvals.

● Workforce / Senior Apartment Conversion

Potential residential conversion opportunity for a well-capitalized developer. Assess egress, unit layouts, parking, code, environmental, and financing feasibility.

● Education / Community Services

Large floor plate and former institutional areas may support classrooms, offices, training, nonprofit or community-service uses, subject to approvals.

● Medical / Office / Owner-User

The asset may suit a specialized owner-user seeking a central Toledo facility, but current utility and mechanical status must be confirmed.

BUYER EXECUTION MATTERS

The property is best suited for parties able to underwrite a large vacant institutional asset, complete technical due diligence, secure the site, and fund a realistic conversion plan. Existing configuration should not be relied upon as proof of compliance or suitability for any new use.

Location & Site Context

COLLINGWOOD BOULEVARD BETWEEN BANCROFT & WOODRUFF

The property is located in central Toledo on Collingwood Boulevard. It is a short drive from the downtown core and sits within a developed urban area served by public infrastructure. The setting can appeal to operators or redevelopment groups seeking an institutional-scale asset in a centrally located corridor.

Site Context

- **Address:** 2051 Collingwood Boulevard, Toledo, OH 43620
- **Parcel:** 14-04897, Lucas County
- **Site area:** approx. 1.106 acres / 48,186 SF
- **Road orientation:** Collingwood Boulevard frontage; historic records describe a corner-lot setting
- **Current zoning reference:** 10-CO. Buyer should confirm all permitted uses and development standards directly with the City of Toledo.

Public-Record / Historic Utility Context

- **Water:** municipal / public water reported historically
- **Sewer:** sanitary sewer / municipal sewer reported historically
- **Heating & cooling:** forced-air natural gas and central air were reported historically; current operational status is unknown
- **Life safety:** a new sprinkler system was described in 2024 marketing; condition and functionality must be inspected
- **Building services:** power is currently off; buyer must investigate utility status, MEP damage, and reconnection requirements

NEARBY TRAFFIC INDICATOR (2025 ESTIMATES)

7,118 - 9,271 vehicles per day

Reported on nearby Collingwood count locations; figures are estimates and should be independently confirmed.

WHAT A BUYER SHOULD VALIDATE EARLY

- Current zoning classification, permitted uses, parking requirements, and approvals for the intended use.
- Power reconnection requirements, utilities, and the full condition of electrical, plumbing, mechanical, HVAC, sprinkler, and any elevator systems.
- Roof condition, moisture intrusion, environmental condition, structural needs, and current building security.
- Current property taxes, assessments, utilities, title, and any outstanding municipal, code, or compliance matters.

Condition Transparency & Due Diligence

SOLD AS-IS, WHERE-IS | CONDITION-DRIVEN REDEVELOPMENT ASSET

A professional buyer package should be candid about the asset's condition profile. This property needs work, is currently without power, and has experienced vandalism. The package therefore focuses on opportunity while making clear that no systems or components are being represented as operational.

Review Area	Known / Reported Context	Buyer Action
Building Security	Vacant property; vandalism has occurred. Current entry points, locks, cameras, and site condition are not represented.	Complete a current site walk; establish security, access, and insurance plan.
Mechanical / Electrical / Plumbing	Power is off. Prior reports reference mechanical systems, but functionality is unknown. Vandalism may have affected building systems.	Use qualified MEP contractors; document condition and restoration costs.
Life Safety	Historic materials reference sprinkler improvements. Current inspection / compliance status is unknown.	Inspect fire protection, alarms, exits, accessibility, and code requirements.
Roof / Water Intrusion	Flat roof reported historically; current roof and interior moisture condition are unknown.	Perform roof, ceiling, basement and moisture review; assess mold and remediation risk.
Zoning / Use Approval	Public record identifies 10-CO zoning; former use does not establish approval for a future use.	Confirm uses, licensing, parking, egress and municipal approvals before underwriting.
Environmental / Hazardous Materials	A 1970 institutional building may require environmental evaluation.	Conduct Phase I and any additional testing advised by consultants/lenders.

NO RELIANCE NOTICE

All information is believed to be from sources considered reliable but has not been independently verified by iLink Real Estate Co. Neither seller nor broker makes any representation or warranty, express or implied, as to condition, systems, square footage, site size, zoning, permitted use, environmental matters, or any other fact. Each prospective purchaser must rely exclusively on its own investigations and the final transaction documents.

Qualified Buyer Process

REQUEST ACCESS, REVIEW DOCUMENTS, BUILD YOUR PLAN

This asset is intended for a buyer prepared to evaluate a large vacant institutional property. A disciplined diligence process will help separate the real opportunity from the costs that need to be priced into the redevelopment plan.

1

Contact Broker

Request the preliminary property package, current offering details, and any available documents.

2

Establish Buyer Profile

Share your intended use, development experience, financing approach, and proof of funds when requested.

3

Tour & Inspect

Coordinate a site visit and retain your own appropriate consultants for condition, building systems, and environmental review.

4

Confirm Feasibility

Verify zoning, licensing, approvals, utilities, code, parking, and a complete conversion-cost plan.

5

Submit Terms

Provide a written offer or LOI reflecting your diligence assumptions, closing timeline, and transaction structure.

PRICING & OFFERING TERMS

Current pricing, auction structure (if any), buyer's premium, deposits, closing timetable, access protocol, and document availability should be confirmed directly with the broker. No prior listing or auction terms should be relied upon for any current offering.

CONFIDENTIAL BUYER PACKAGE

Let's Discuss the Opportunity

For current offering terms, available property materials,
and access requests, contact:



Ryann Powell

iLink Real Estate Co.

419.690.9338

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Approx. 61,495 SF on 1.11 acres