

401 ADAMS STREET, UNIT 3  
TOLEDO, OH 43604

OFFICE CONDOMINIUM FOR SALE  
6,870 Square Feet Available on 3<sup>rd</sup> Floor



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

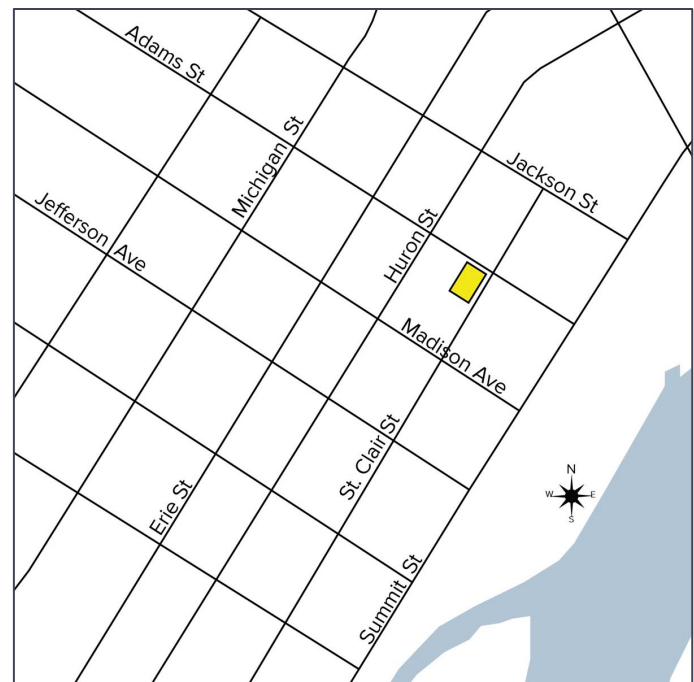
FULL-SERVICE COMMERCIAL REAL ESTATE

## THEATRE BLOCK BUILDING



### GENERAL INFORMATION

|                       |                                                                |
|-----------------------|----------------------------------------------------------------|
| Sale Price:           | \$700,000                                                      |
| Subject Condo Size:   | 6,870 SF                                                       |
| Building Size:        | 26,695 SF                                                      |
| Number of Stories:    | 3                                                              |
| Year Constructed:     | 1920                                                           |
| Condition:            | Contemporary – recently renovated                              |
| Lot Dimensions:       | 120' frontage on Adams St. &<br>100' frontage on St. Clair St. |
| Acreage:              | 0.275                                                          |
| Closest Cross Street: | On the corner of St. Clair & Adams                             |
| County:               | Lucas                                                          |
| Zoning:               | CD – Downtown Commercial                                       |
| Parking:              | 5 spaces in alley<br>(per easement agreement)                  |
| Curb Cuts:            | None                                                           |
| Street:               | 2 lane, 2 way                                                  |



For more information, please contact:

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### BUILDING SPECIFICATIONS

|                             |                                                                                                                                |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Walls:             | Brick, block, & stone                                                                                                          |
| Structural System:          | Assumed stone basement                                                                                                         |
| Roof:                       | Flat & rubberized                                                                                                              |
| Floors:                     | Concrete                                                                                                                       |
| Floor Coverings:            | New vinyl plank, carpet, & ceramic tile                                                                                        |
| Windows:                    | Double hung                                                                                                                    |
| Ceiling Height:             | 9' to 11'                                                                                                                      |
| Basement:                   | Shared – current owner uses a portion of the basement and rooftop for storage purposes                                         |
| Heating & Air Conditioning: | 6 packaged units –<br>5 on 3 <sup>rd</sup> floor roof top<br>1 on 2 <sup>nd</sup> floor roof top                               |
| Power:                      | 2 panels –<br>208 Y, 120 V, 400 amps 3 phase<br>208 Y, 120 V, 100 amps 3 phase                                                 |
| Restrooms:                  | 5 total – 2 – 5 fixture                                                                                                        |
| Lighting:                   | Recessed & surface mounted LED                                                                                                 |
| Plumbing:                   | 5 classrooms with sinks, kitchenette(s) with sinks, & kitchen area with a sink.                                                |
| Security System:            | Yes – door entry system with camera doorbell & coded for access. Security cameras in outside terrace area & in all classrooms. |
| Sprinklers:                 | Yes                                                                                                                            |
| Signage:                    | Awning along alley                                                                                                             |

### BUILDING INFORMATION

|                   |                      |
|-------------------|----------------------|
| Current Occupant: | Bounty Collegium     |
| Occupancy Date:   | Negotiable           |
| Sign on Property: | No                   |
| Key Available:    | Tours by appointment |

### 2026 REAL ESTATE TAXES

| TD                         | PARCEL NUMBER | ASSESSOR NUMBER |
|----------------------------|---------------|-----------------|
| 12                         | 14920         | 01-047-017      |
| <b>100% Values:</b>        |               |                 |
| Land:                      | \$32,400      |                 |
| Building:                  | \$528,200     |                 |
| Total:                     | \$560,600     |                 |
| <b>Total Annual Taxes:</b> |               | \$2,782.01      |

### Pristine top floor condominium with beautiful outside rooftop terrace.

#### Completed Modifications:

- Coded door entry system.
- Newer elevator car along with temperature control elevator room.
- Newer wood plank floor on outside terrace.
- Windows waterproofed from outside.
- Newer sinks & countertops.
- Secured bridge walkway with video doorbell system.

### ADDITIONAL COMMENTS:

- Condo declarations and bylaws, easement agreements and Right of First Refusal on file.
- First floor lobby area exclusive to third floor condominium.
- Former childcare center.

#### Right of first refusal language:

Seller granted the adjacent condominium owner a Right of First Refusal on the sale of Condo Unit 3. Adjacent condo owner has 10 days upon receiving a bona fide third party offer to purchase to either agree to purchase Condo Unit 3 under the same terms and conditions or to refuse to purchase the unit.

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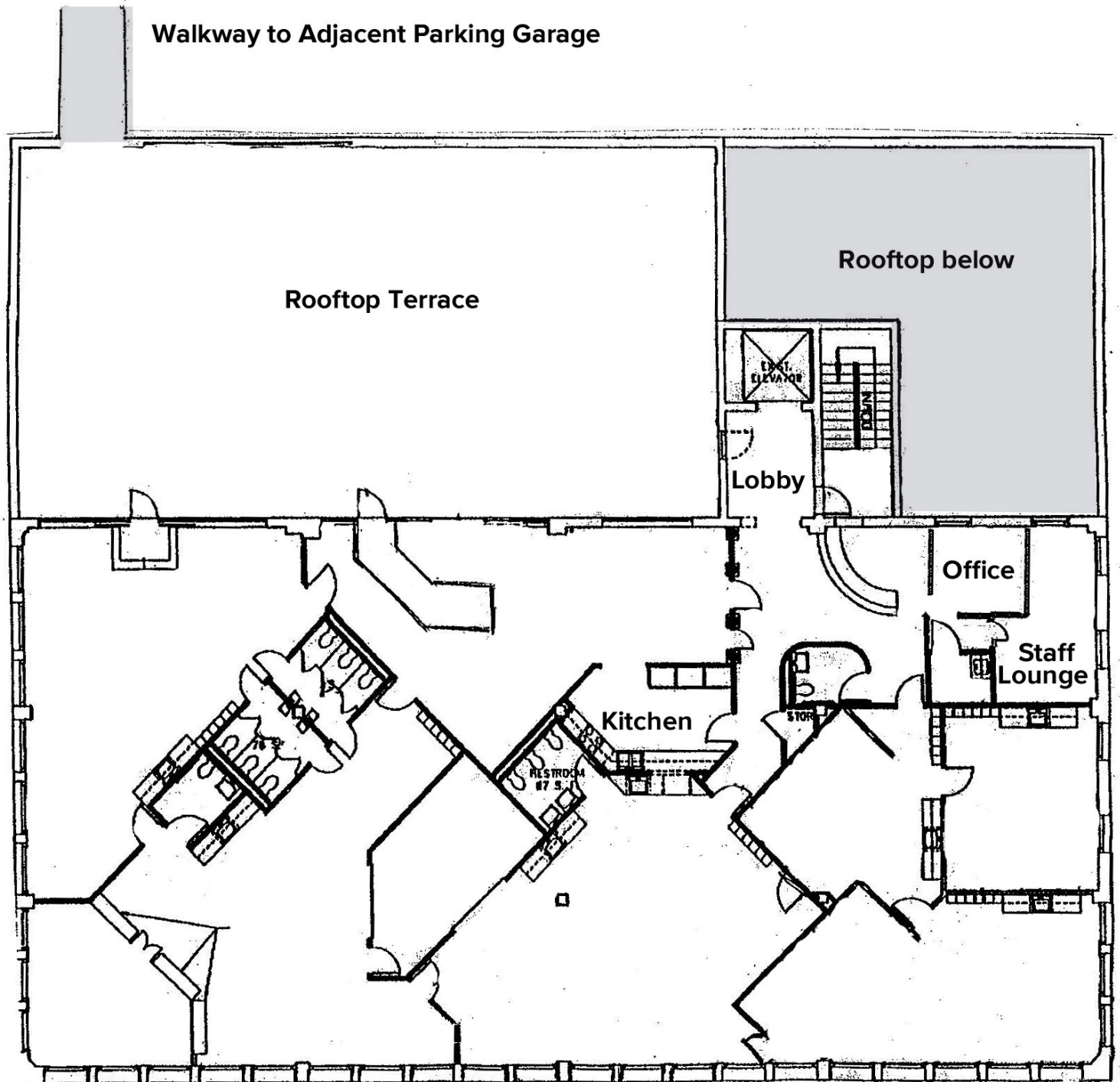
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Floor Plan



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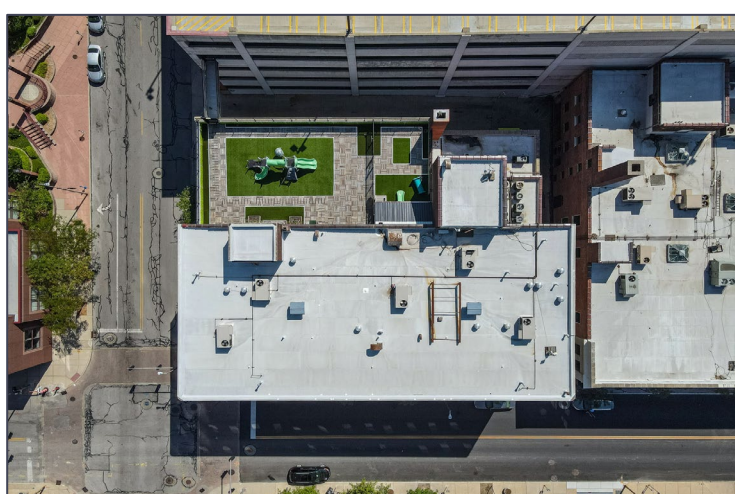
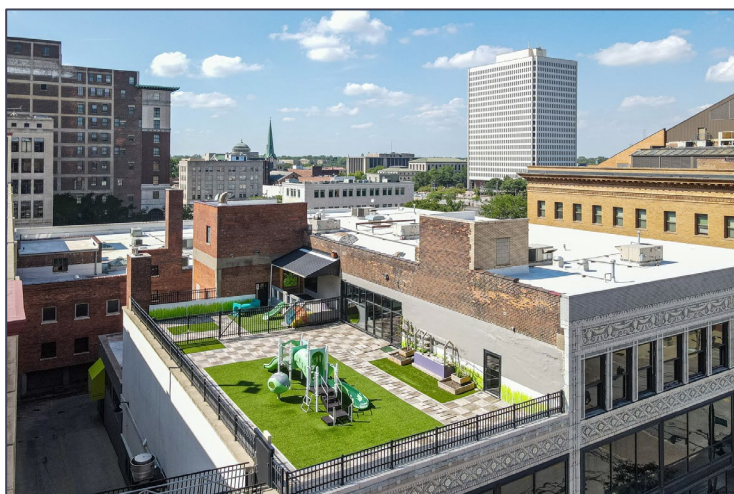
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### Exterior Photos



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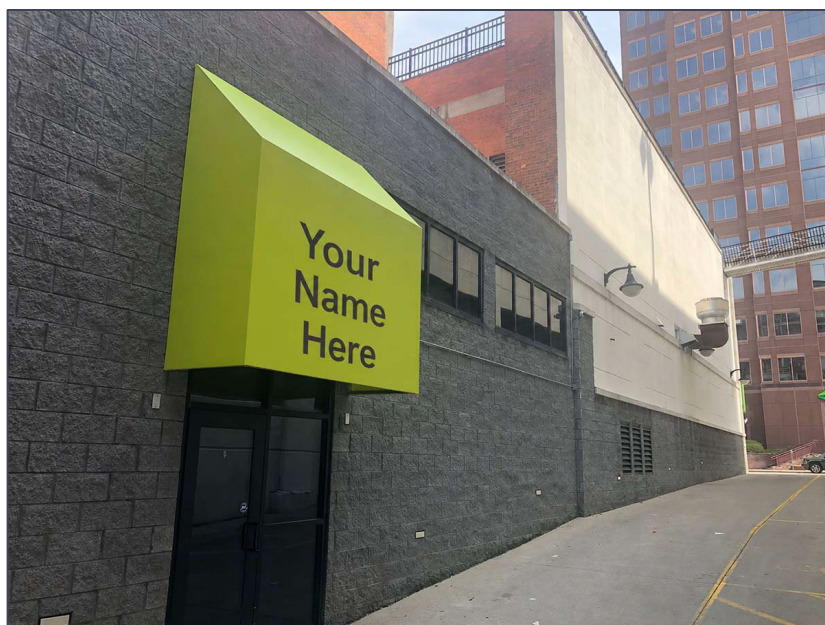
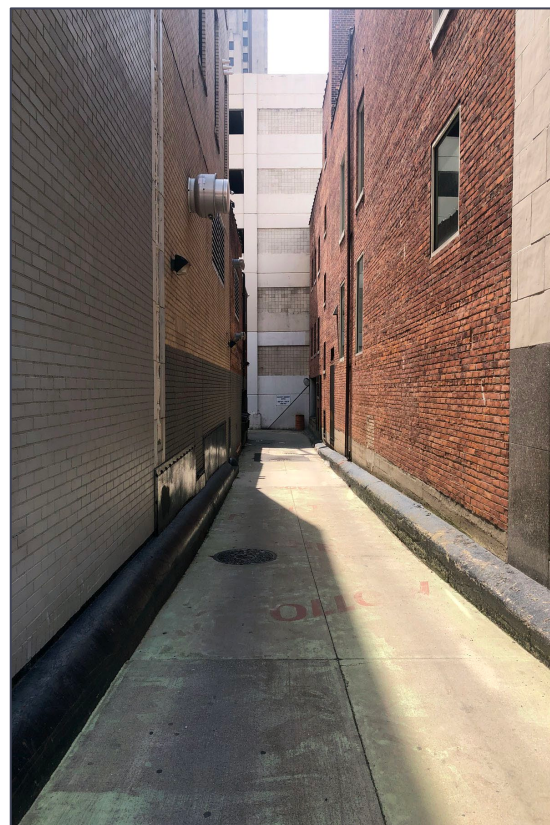
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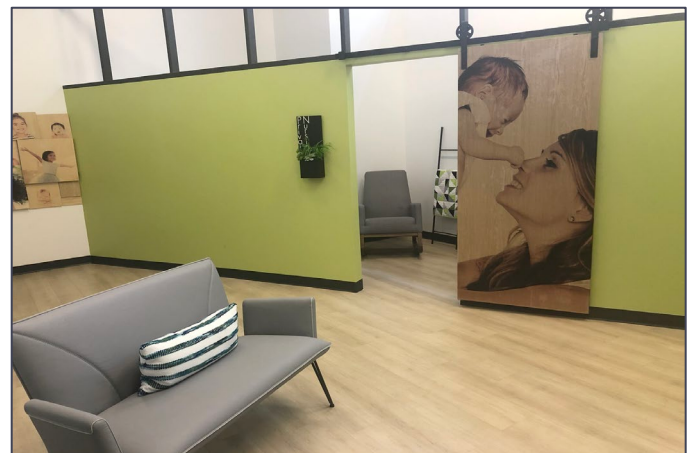
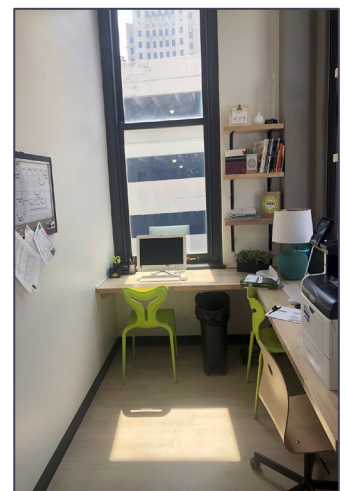
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Images reflect previous use as a daycare. The more recent use has been a gifted education program known as Bounty Collegium - <https://bountyideas.com/dashboard>



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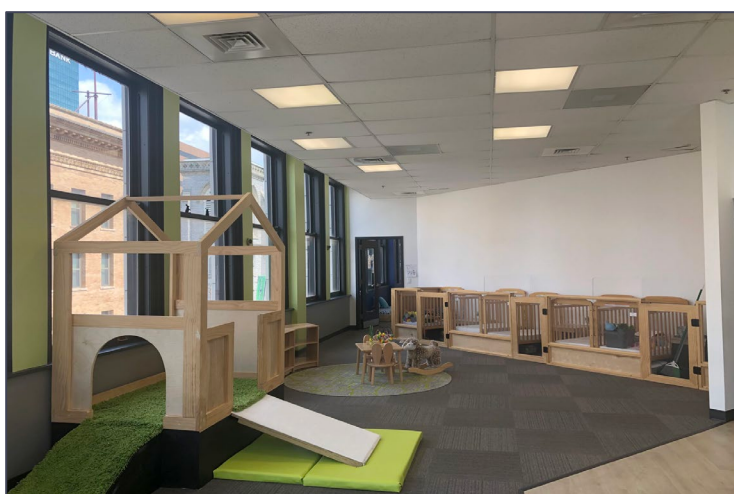
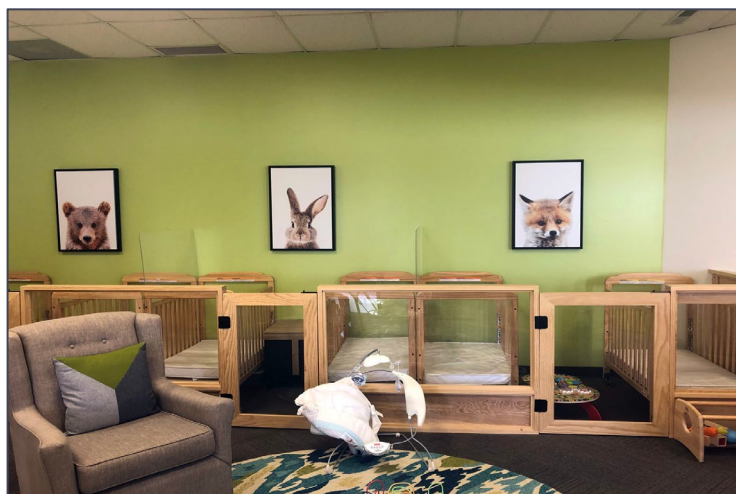
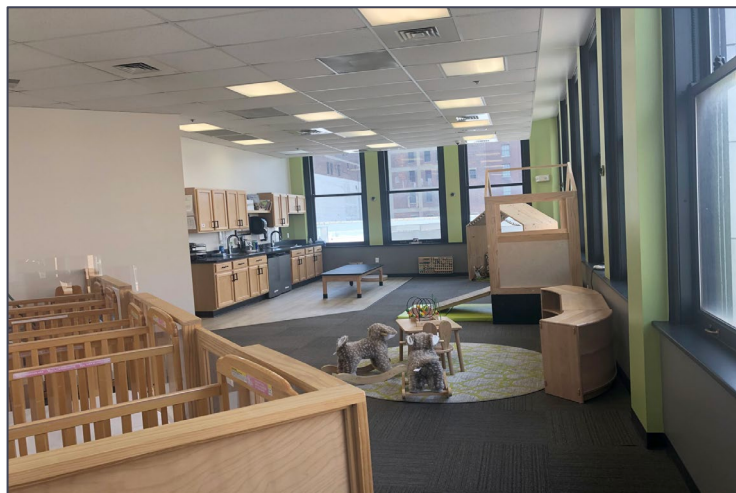
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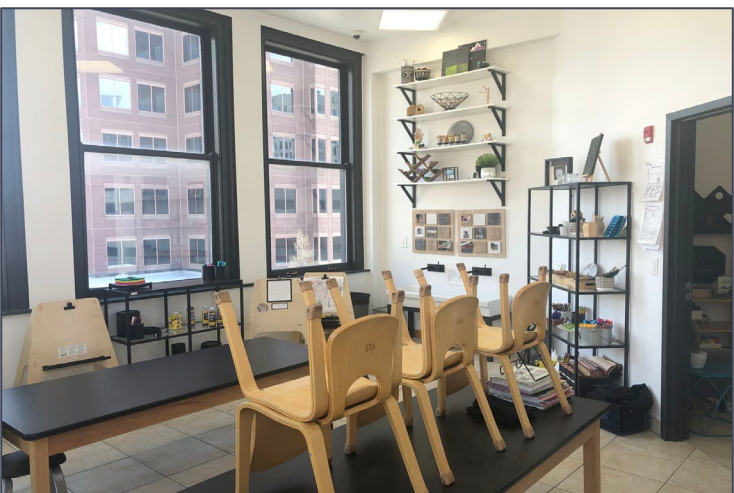
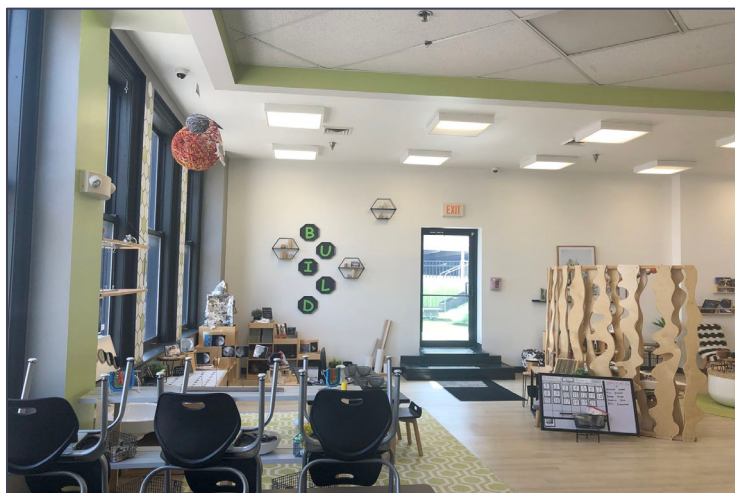
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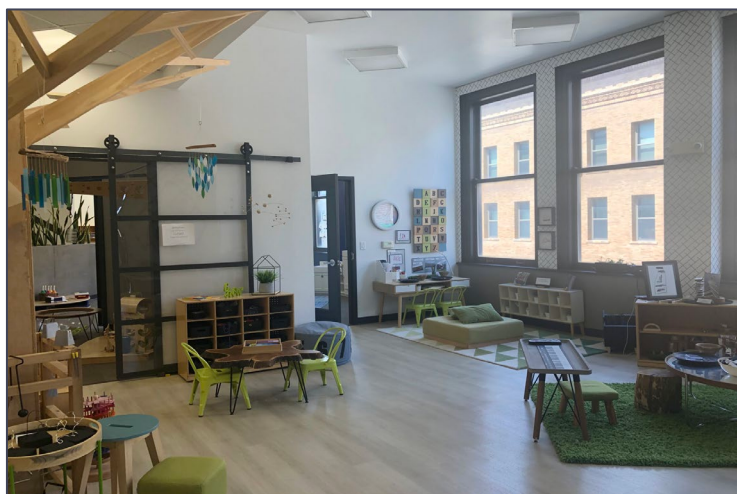
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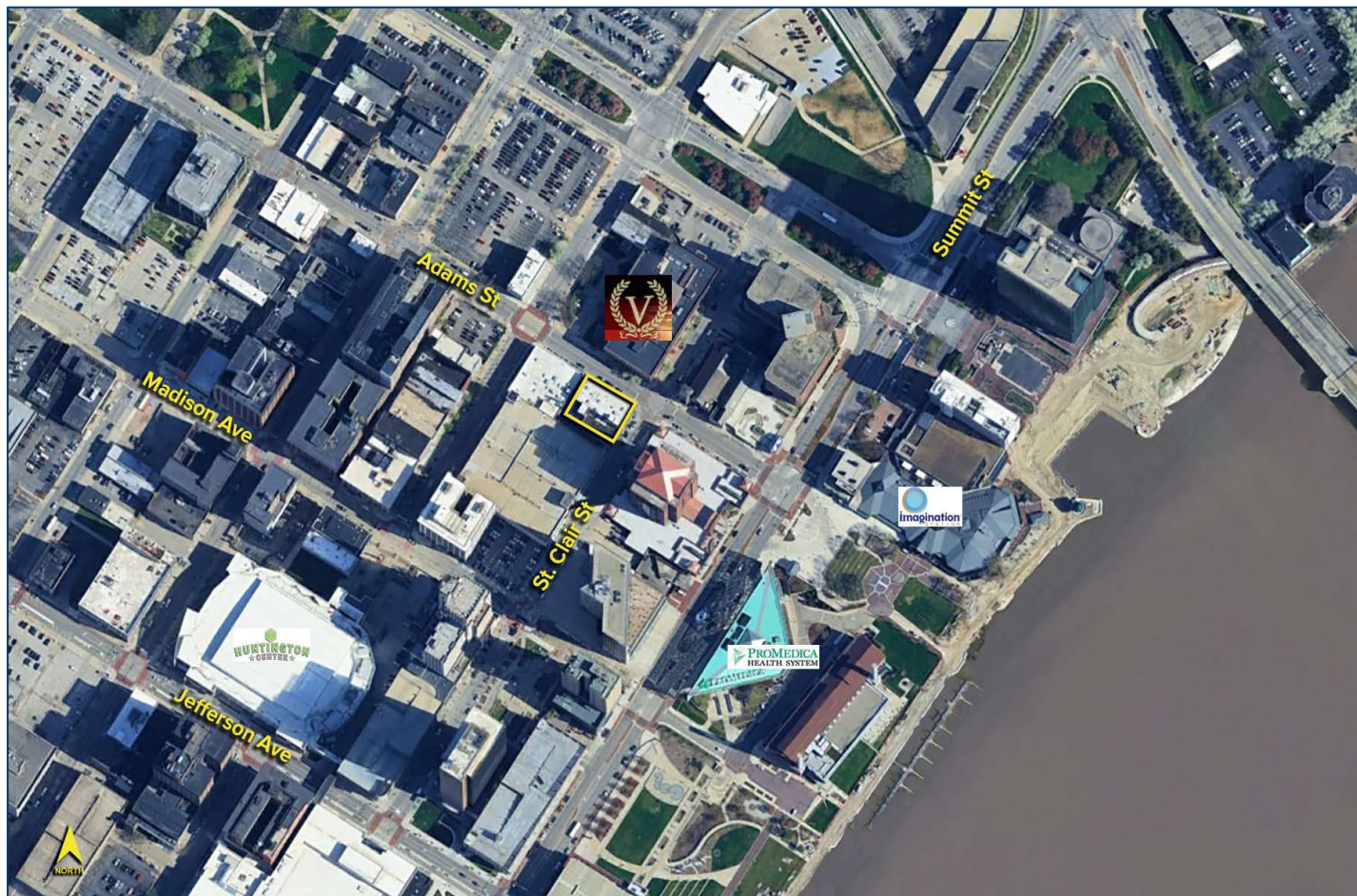
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### UTILITIES

|                         |                         |
|-------------------------|-------------------------|
| Electric:               | Toledo Edison – 1 meter |
| Gas:                    | Columbia Gas – 1 meter  |
| Water:                  | City of Toledo          |
| Sanitary & Storm Sewer: | City of Toledo          |

### DEMOGRAPHICS

|        | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 11,390     | \$31,652       |
| 3 MILE | 92,639     | \$40,878       |
| 5 MILE | 198,694    | \$53,035       |

### 12-MONTH AVERAGE/ESTIMATE OF COSTS

|                                       | Monthly  | Yearly     |
|---------------------------------------|----------|------------|
| Water – (1/3 of total bill)           | \$170.00 | \$2,040.00 |
| Waste removal – (1/3 of total bill)   | \$300.00 | \$3,600.00 |
| Elevator maintenance                  | \$258.53 | \$3,102.36 |
| Alley clean-up & building maintenance | \$150.00 | \$1,800.00 |
| Snow Removal (2019/2020)              | NA       | \$1,047.50 |

### TRAFFIC COUNTS (TWO-WAY)

|                  |              |
|------------------|--------------|
| ADAMS STREET     | 3,089 (2025) |
| ST. CLAIR STREET | 2,234 (2025) |

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