

306 S. SUMMIT STREET  
TOLEDO, OHIO 43604

INDUSTRIAL BUILDING FOR SALE  
8,696 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

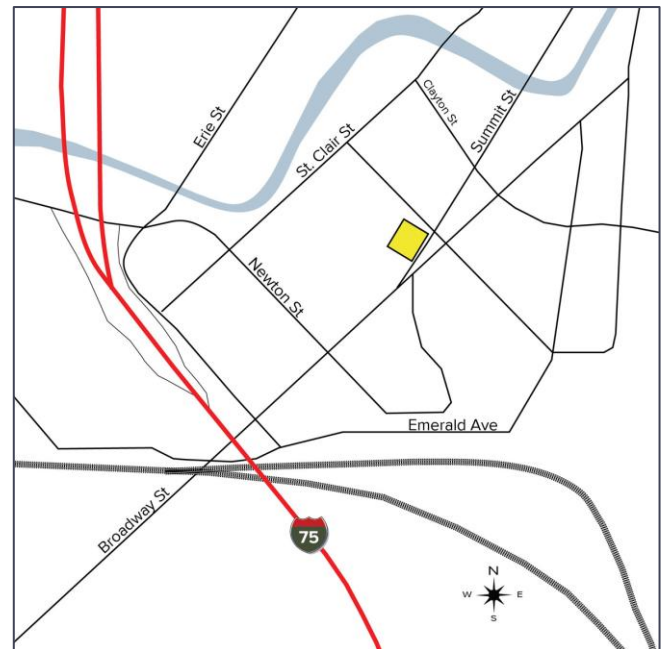
**MIDDLEGROUNDS DISTRICT**



## GENERAL INFORMATION

Sale Price:	\$425,000 (\$48.87/sf)
Building Size:	8,696 sf
Number of Stories:	(2)
Year Constructed:	1950 (remodeled 2004)
Condition:	Good
Acreage:	0.210 ac
Land Dimensions:	Irregular
Closest Cross Street:	Williams Street
County:	Lucas
Zoning:	IL Limited Industrial
Parking:	8 spaces
Curb Cuts:	Summit/Williams
Street:	4 lane, 2 way (Summit & Broadway)

## TENANT IN PLACE



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 306 S. Summit Street, Toledo, OH 43604

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### BUILDING SPECIFICATIONS

Office Space:	620 sf (first floor area)
Shop Space:	6,000 sf (first floor area)
1st fl. shop/office:	6,620 sf
2nd fl.:	2,076 ± sf
Exterior Walls:	Brick/block
Structural System:	Steel/brick
Roof:	Flat rubber
Floors/Coverings:	Concrete
Ceiling Height:	10' to 12'
Basement:	Yes – 1,000 ± sf
Heating:	Yes
Air Conditioning:	No
Power:	400 amps, 120/208 volts
Security System:	No
Restrooms:	(2) First & second floor
Overhead Door:	1 – 9' x 9' drive-in
Truck Well/Dock:	1 – receiving dock
Sprinklers:	No
Signage:	On building
Rail:	No
Cranes:	No
Floor Drains:	No

### BUILDING INFORMATION

Current Occupant:	Hafner's Sheet Metal & Supply
Occupancy Date:	Subject to tenant's rights
Sign on Property:	No
Key Available:	No – see listing agent
Agent Owned Interest:	Yes

### UTILITIES

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

### 2024 REAL ESTATE TAXES

TD:	04
Parcel:	03614
Assessor Number:	07171002
Total Annual Taxes:	\$4,4619.99

### Comments:

- Building is currently occupied by a month-to-month tenant. Tenant is paying \$3,600/mo. plus utilities. Possession shall be given subject to tenant's rights upon closing. Hafner's occupies the entire building.
- 2nd fl. storage space could be turned into a nice office loft or residential loft.
- Basement area is currently used as a material storage area for Hafner's Sheet Metal & Supply.
- New roofing system - EPDM (rubber) and tapered insulation/flashing in 2019.
- Land survey is on file.
- Located in the center of the Middlegrounds District.

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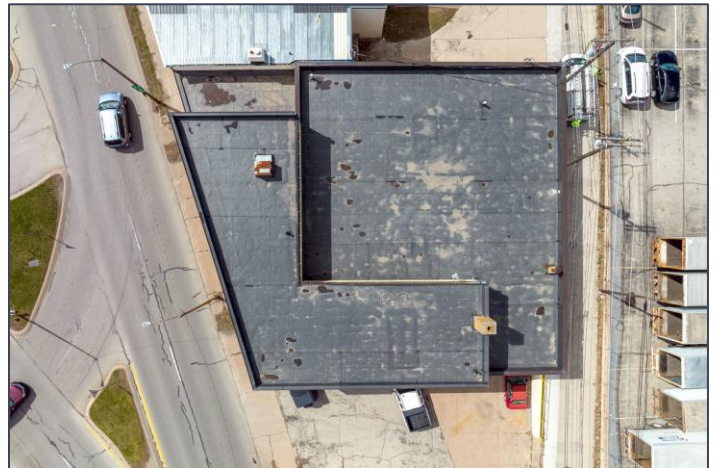
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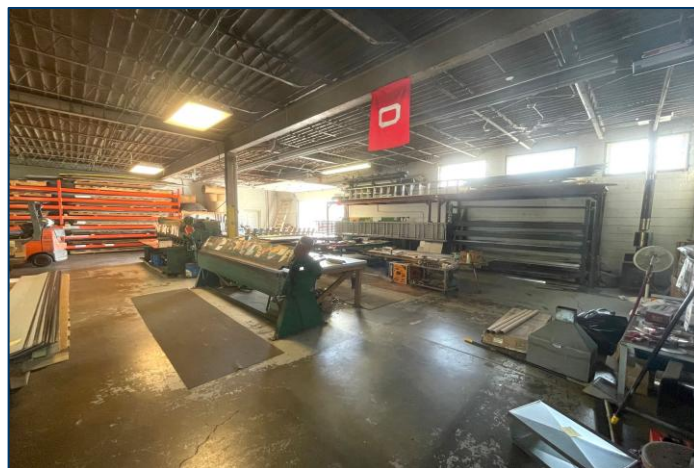
Drive-in Shop Area



Main Shop Area



Shop/Office Area



Main Shop Area

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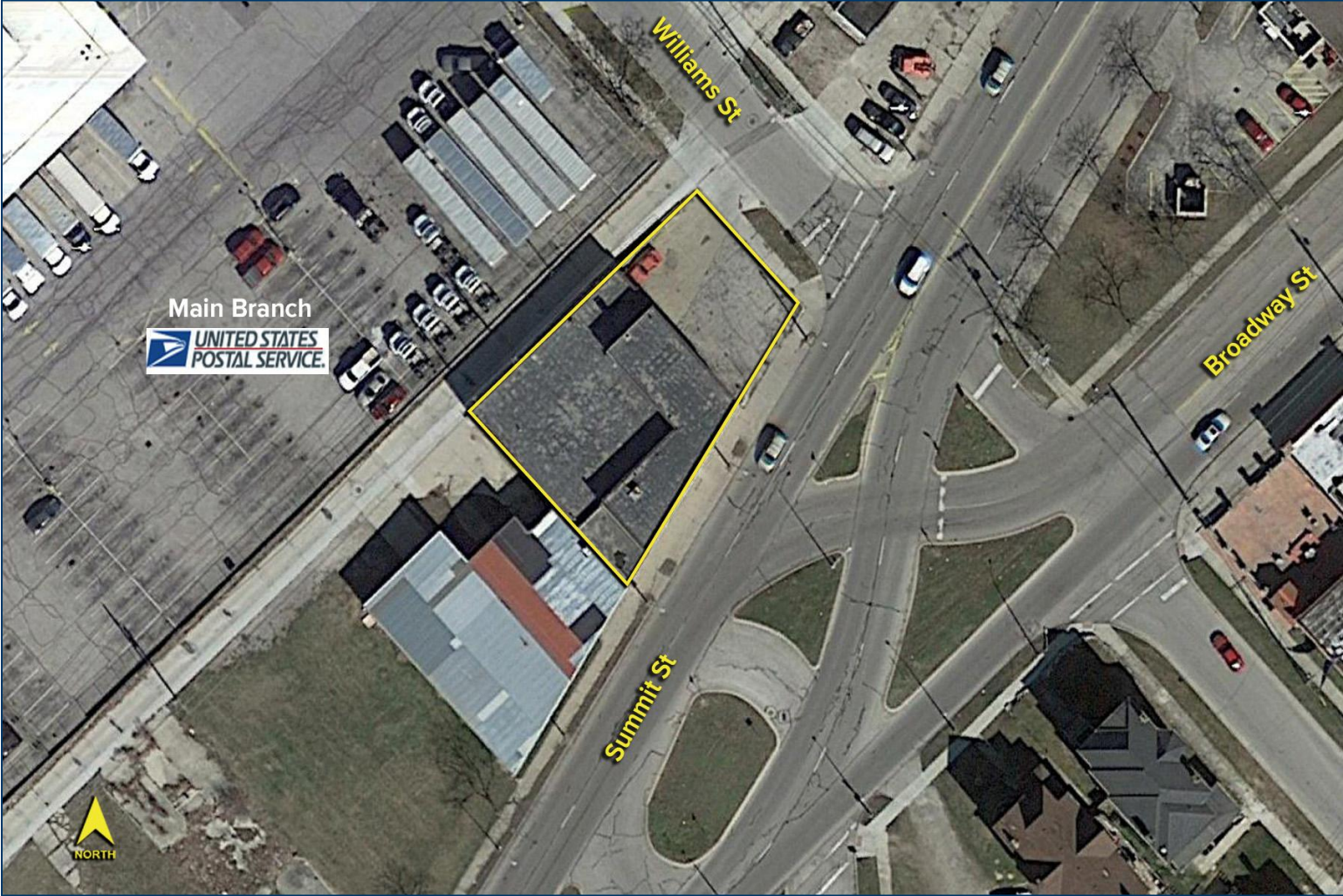
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Second Fl. Office/Loft



Second Fl. Office/Loft



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