

4727 W. SYLVANIA AVENUE  
TOLEDO, OH 43623

CHURCH BUILDING FOR SALE  
16,911 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

W. TOLEDO CHURCH WITH GYM



VIEW VIDEO TOUR



## GENERAL INFORMATION

Sale Price:	\$1,250,000
Sanctuary Size:	200 seats approximately
Building Size:	16,911 SF
Number of Stories:	2 + basement
Year Constructed:	1965
Condition:	Good
Acreage:	3.12 (449' x 373')
Closest Cross Street:	Whiteford Road
County:	Lucas
Zoning:	10-RS6
Parking:	90 spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**NICHOLAS COOPER**  
(419) 249 6321 or (419) 258 0775  
ncooper@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

# 4727 W. Sylvania Avenue, Toledo, OH 43623

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick/masonry
Structural System:	Steel joist/concrete
Roof:	Flat & shingle
Floors:	Wood/concrete
Floor Coverings:	Tile & carpet
Ceiling Height:	9' – 20'
Basement:	Yes
Heating:	GFA
Air Conditioning:	Yes
Power:	400 amp
Restrooms:	Yes
Security System:	Yes
Sprinklers:	Partial
Signage:	Monument

### BUILDING INFORMATION

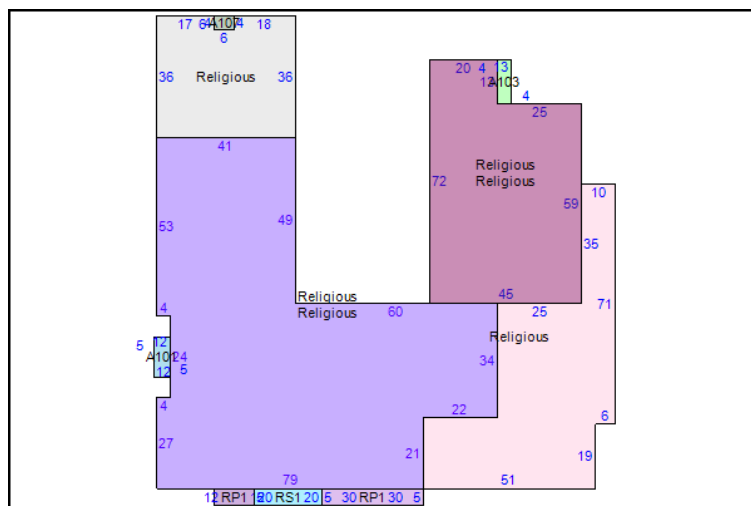
Current Occupant:	St. James Evangelical
Occupancy Date:	At closing
Sign on Property:	No
Showing Instructions:	Upon request – contact agents

### 2025 REAL ESTATE TAXES

Parcel Number:	24-40733
Assessor Number:	03726001
Total Annual Taxes:	\$1,875.40
Special Assessments:	Church exemption

### Comments:

- Well maintained church located in high traffic area
- Indoor gymnasium with basketball court



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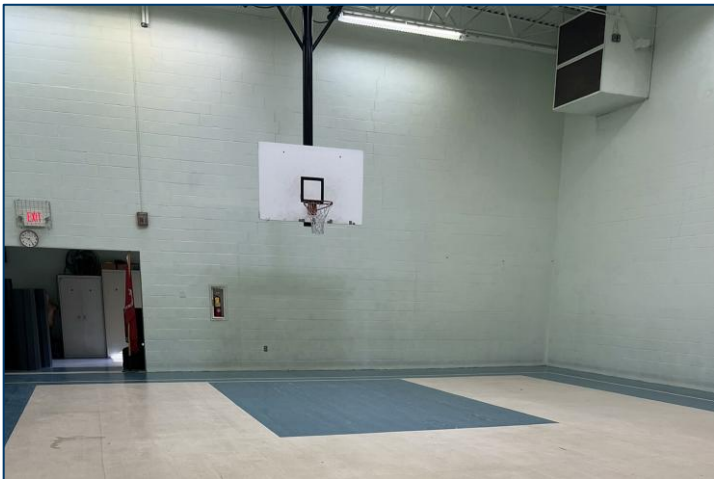
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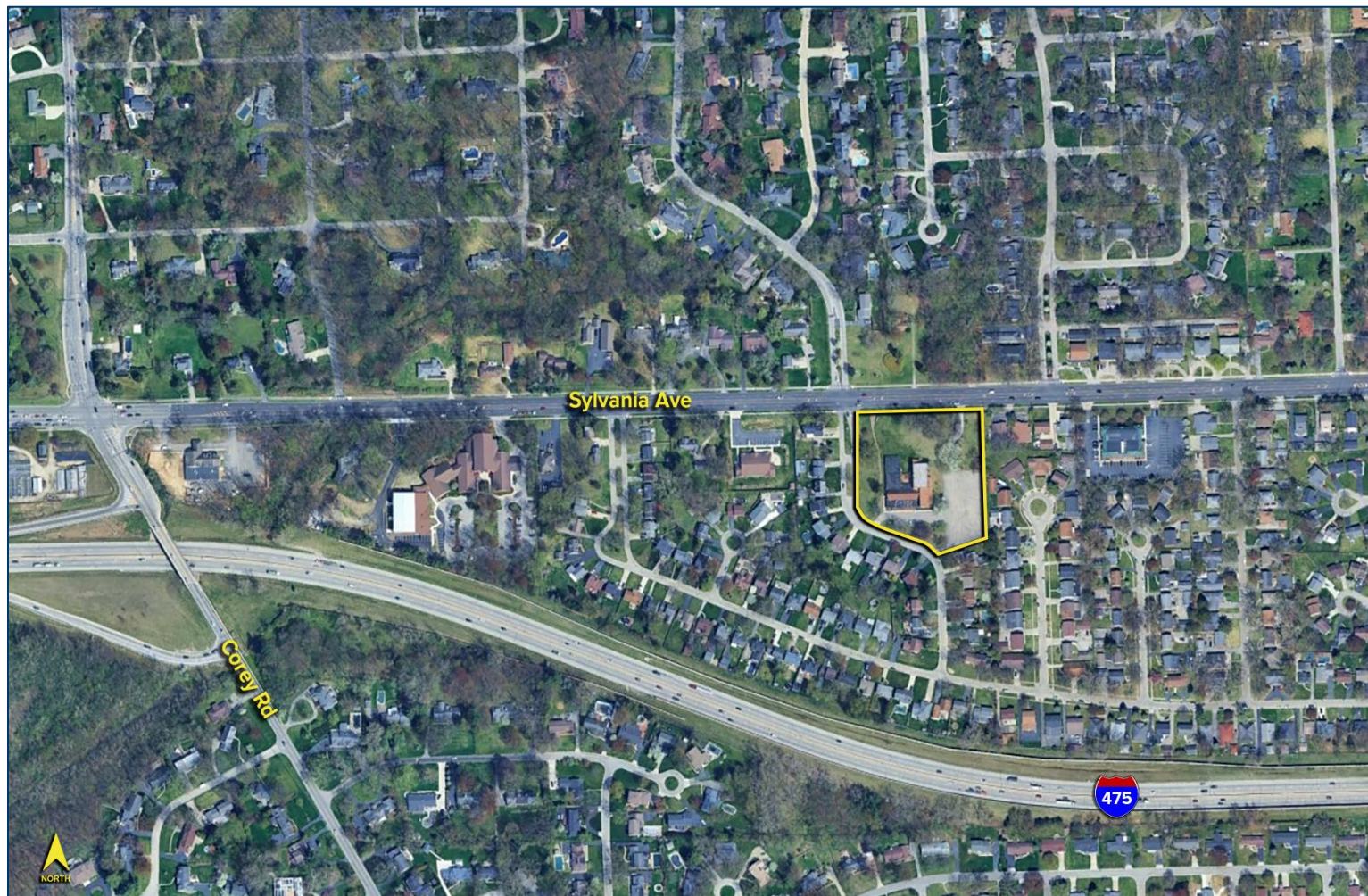
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,517	\$78,798
3 MILE	84,475	\$77,334
5 MILE	199,987	\$73,226

### TRAFFIC COUNTS (TWO-WAY)

21,560	W. Sylvania Avenue
18,050	Corey Road
47,493	Talmadge Road
61,645	I-475

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