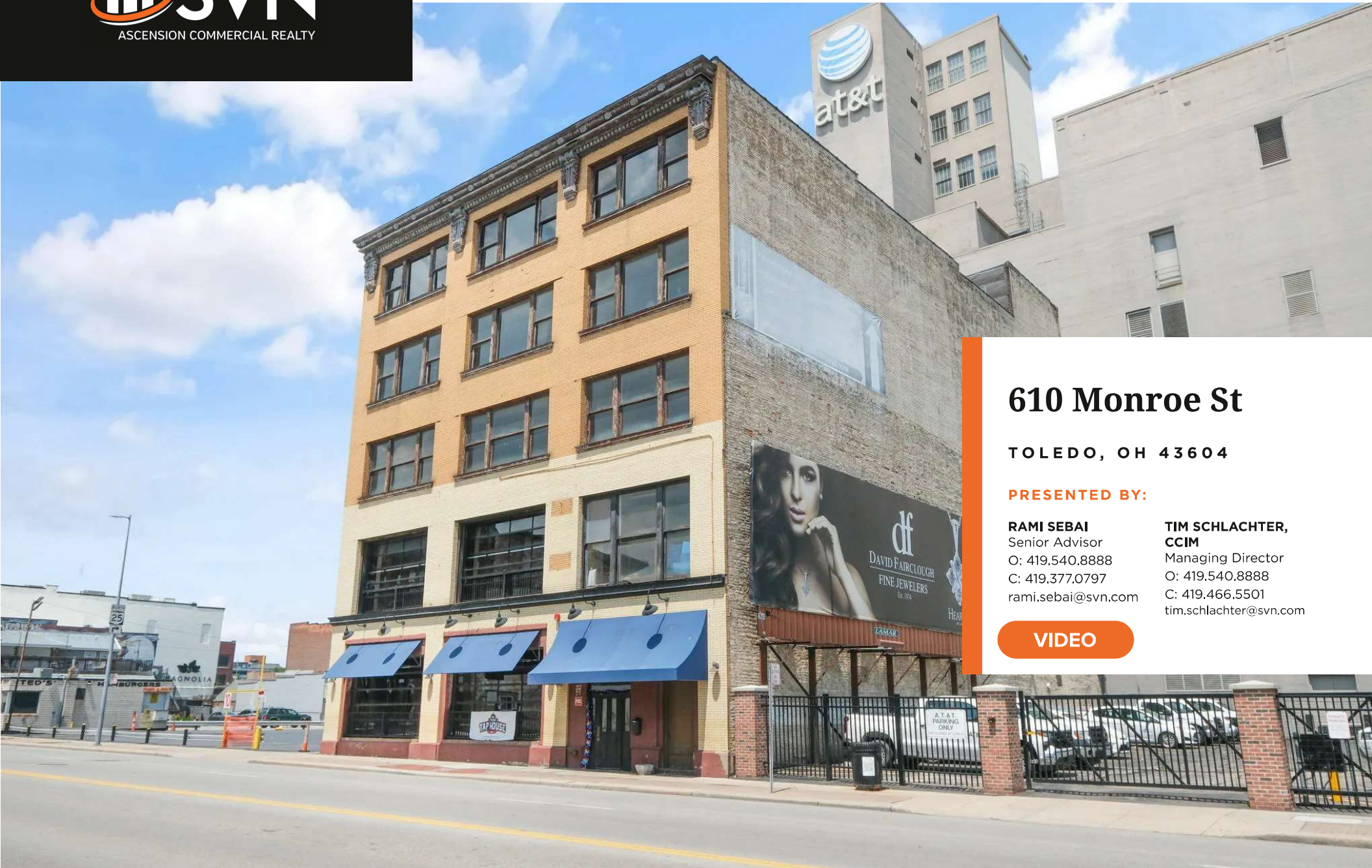




610 Monroe St



610 Monroe St

TOLEDO, OH 43604

PRESENTED BY:

RAMI SEBAI
Senior Advisor
O: 419.540.8888
C: 419.377.0797
rami.sebai@svn.com

TIM SCHLACHTER, CCIM
Managing Director
O: 419.540.8888
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tim.schlachter@svn.com

VIDEO

PROPERTY SUMMARY

610 MONROE ST

TOLEDO, OH 43604

OFFERING SUMMARY

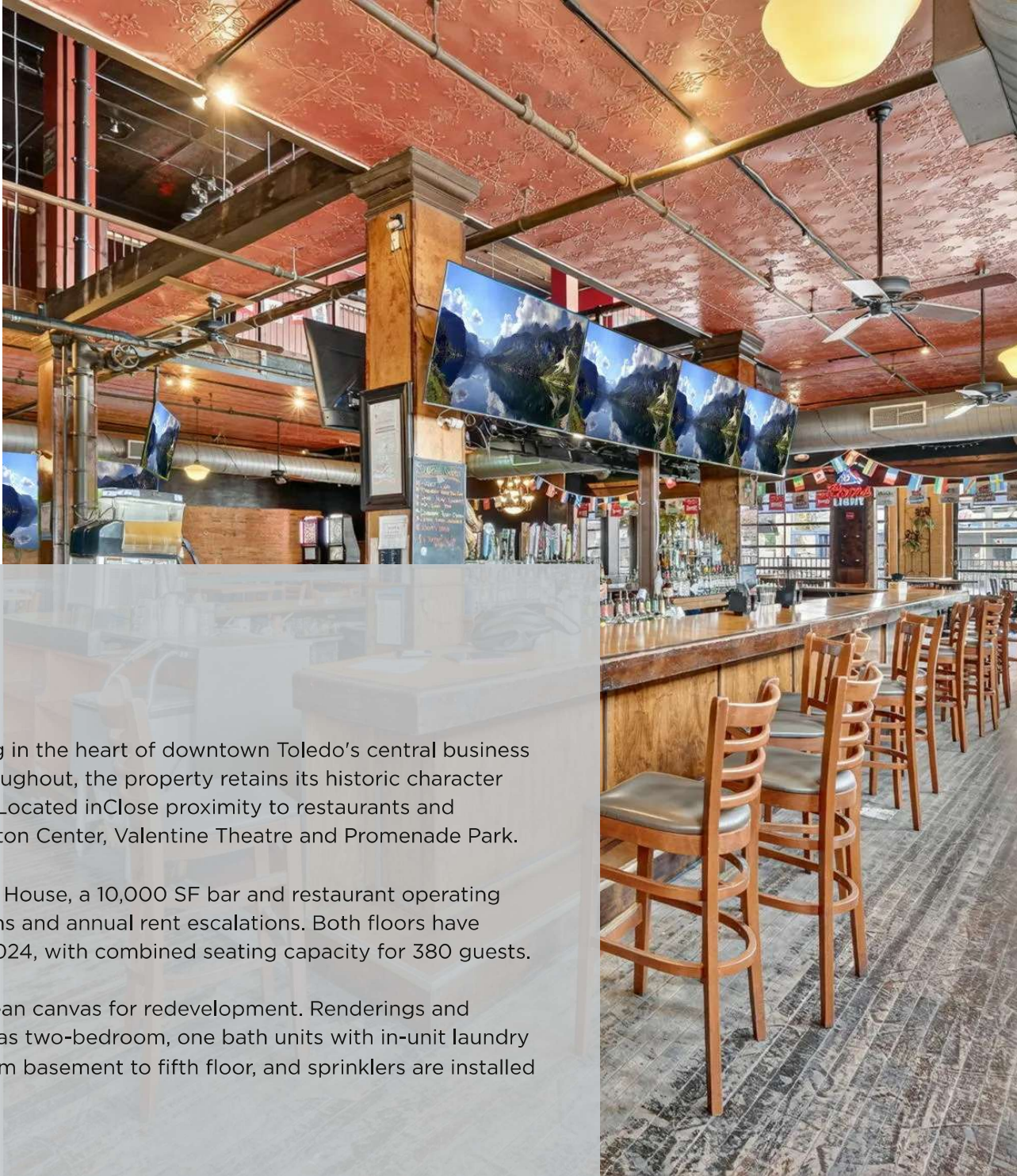
SALE PRICE:	\$2,350,000
BUILDING SIZE:	36,000 SF
LOT SIZE:	0.165 Acres
PRICE / SF:	\$65.28

PROPERTY SUMMARY

Five-story, 36,000 SF, fully sprinklered, mixed-use building in the heart of downtown Toledo’s central business district for sale. Built in 1910 with original wood floors throughout, the property retains its historic character while delivering modern functionality on the lower levels. Located in close proximity to restaurants and entertainment venues, including Fifth Third Field, Huntington Center, Valentine Theatre and Promenade Park.

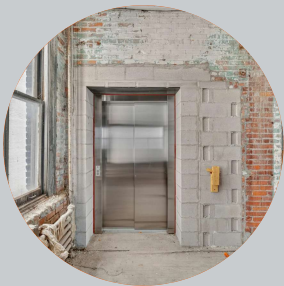
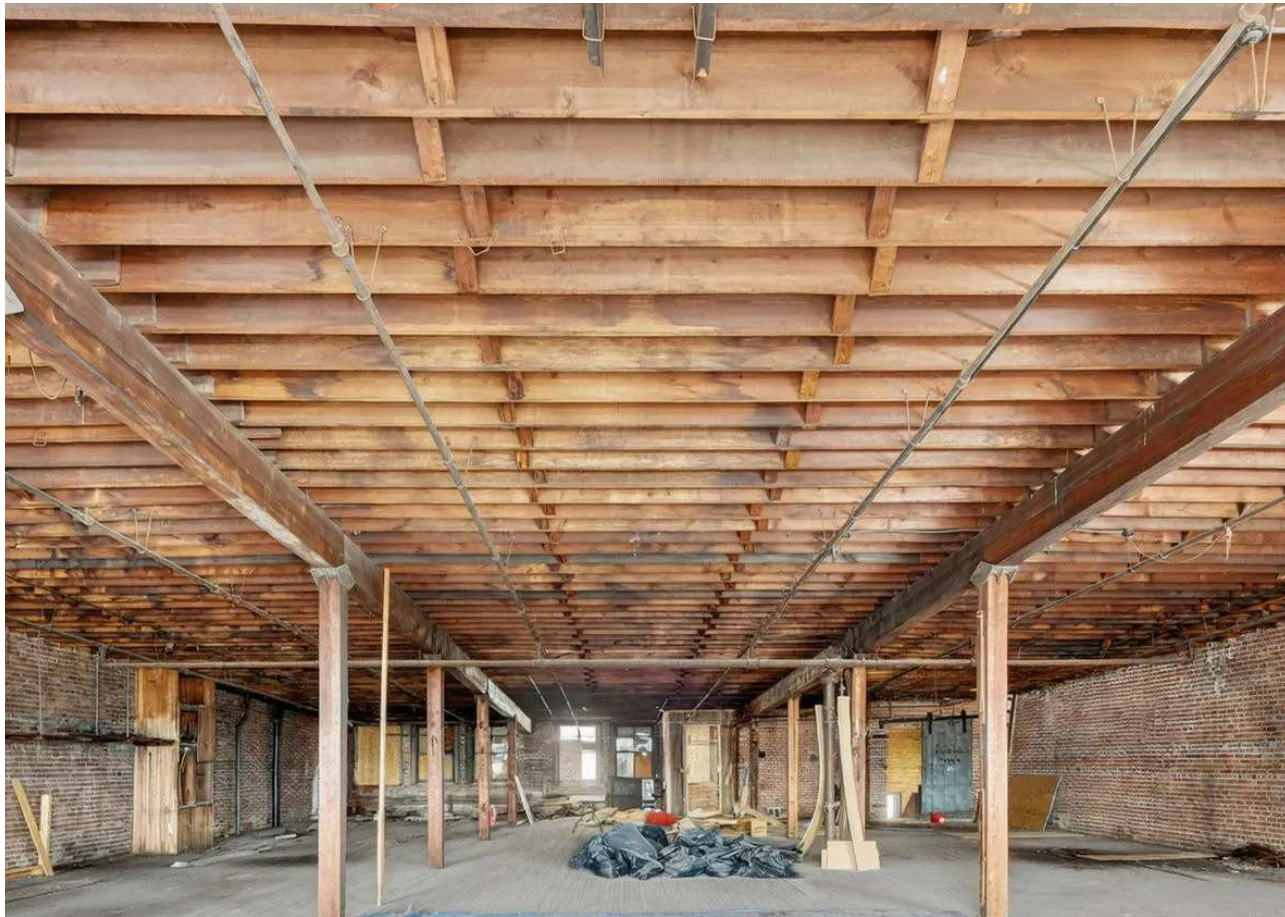
The first and second floors are leased to All American Tap House, a 10,000 SF bar and restaurant operating under a five-year modified gross lease with renewal options and annual rent escalations. Both floors have been fully renovated, the first in 2010 and the second in 2024, with combined seating capacity for 380 guests.

Floors three through five are unimproved, presenting a clean canvas for redevelopment. Renderings and drawings are for 12 apartments, four per floor, configured as two-bedroom, one bath units with in-unit laundry and separate utility metering. An elevator already runs from basement to fifth floor, and sprinklers are installed on every level.



PROPERTY HIGHLIGHTS

- 36,000 SF commercial building spanning five floors plus full basement for sale
- Real estate only, business not included; Financials available upon request
- Zoned 10-CD, City of Toledo
- Sprinklered throughout, ADA accessible, elevator served
- Floors 3-5 offer a prime residential redevelopment opportunity with the potential for 12 additional apartment units.
- Located on Monroe Street within a dora district, Tax incentives available
Monroe Street VPD: 8,001 (25)
N Erie Street VPD: 8,807 (25)



**Elevator Access to
All Floors**



Fascia Signage



**Open Shell Floors
3-5**



PROPERTY DETAILS (AMERICAN TAP HOUSE)

SALE PRICE	\$2,350,000
------------	-------------

LOCATION INFORMATION	
STREET ADDRESS	610 Monroe St
CITY, STATE, ZIP	Toledo, OH 43604
COUNTY	Lucas

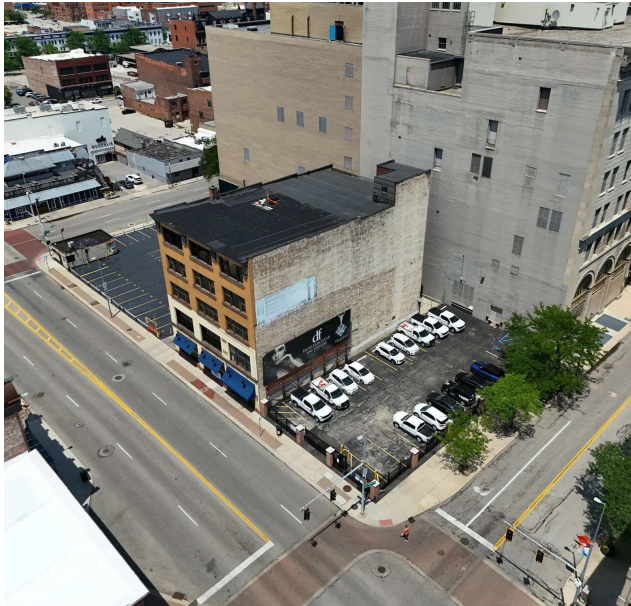
PROPERTY INFORMATION	
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	CD
LOT SIZE	0.165 Acres
APN #	1215584
2026 TAXES	\$10,581.42

UTILITIES: INDIVIDUALLY METERED	
WATER	City of Toledo
GAS	Columbia Gas
ELECTRIC	Toledo Edison

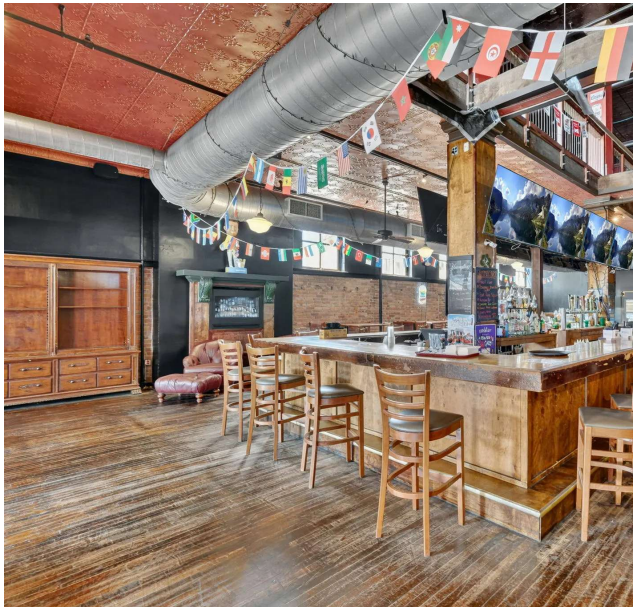
BUILDING INFORMATION (FLOORS 1-2)	
UNIT SIZE	10,000 SF
OCCUPANCY %	100%
TENANCY	Single
NUMBER OF FLOORS	2
YEAR BUILT/RENOVATED	1910/2010 (Floor 1), 2024 (Floor 2)
ADA ACCESSIBLE	Yes
FRAMING	Floors 1, 2 & 3 are steel columns while floors 4 and 5 are wood columns
ROOF	Rubber
CEILING HEIGHT	14 ft
FLOOR COVERINGS	Original wood on every floor
FOUNDATION	Full basement
RESTROOMS	4 (2 first floor, 2 second floor)
ELEVATORS	1 (Basement to 5th Floor)
HVAC (FLOORS 1-2)	GFA/ one 20 ton and one 10 ton cooling unir
PARKING	Surrounding Surface Lot and Street
POWER	600 Amps, 3 phase



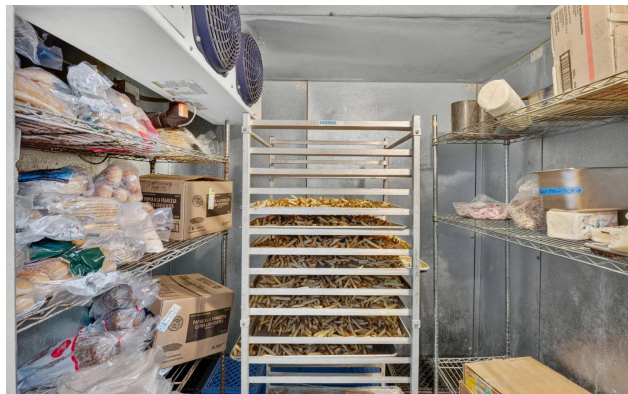
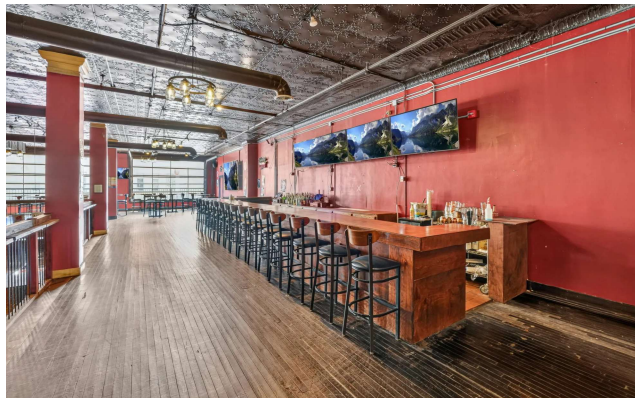
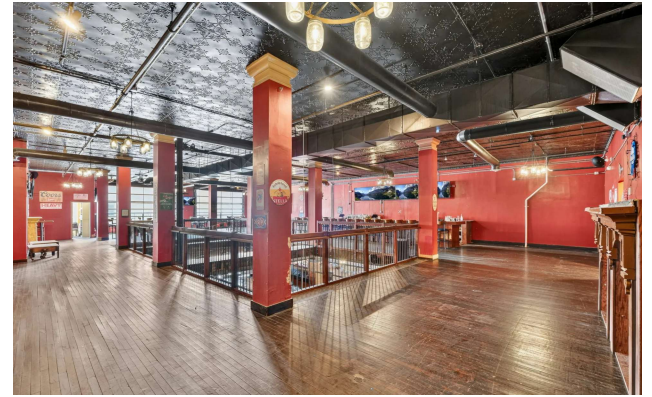
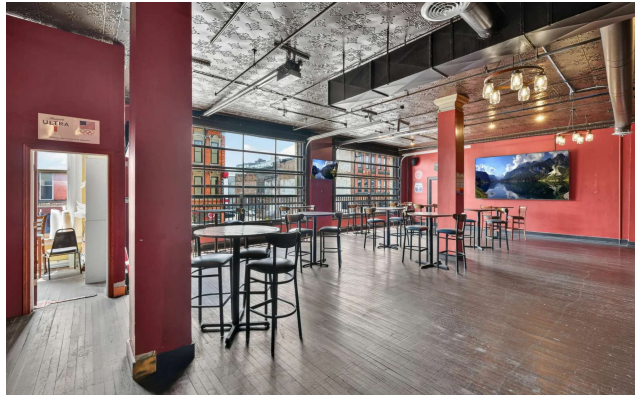
EXTERIOR/AREIAL



AMERICAN TAP HOUSE FIRST FLOOR



AMERICAN TAP HOUSE (FLOORS 2 & KITCHEN)



REDEVELOPMENT OPPORTUNITY (FLOORS 3-5)

SALE PRICE

\$2,350,000

LOCATION INFORMATION

STREET ADDRESS	610 Monroe St
CITY, STATE, ZIP	Toledo, OH 43604
COUNTY	Lucas

UTILITIES: INDIVIDUALLY METERED

WATER	City of Toledo
GAS	Columbia Gas
ELECTRIC	Toledo Edison

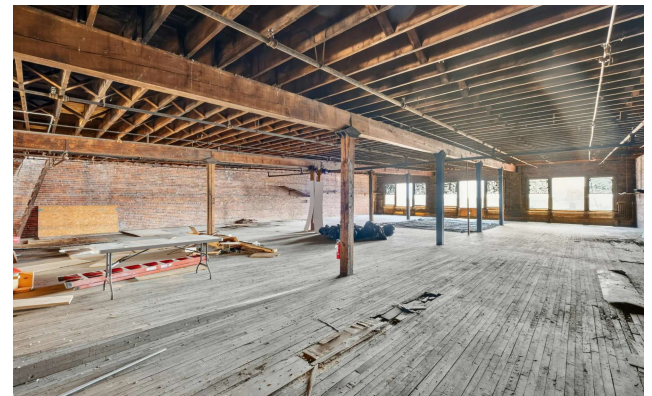
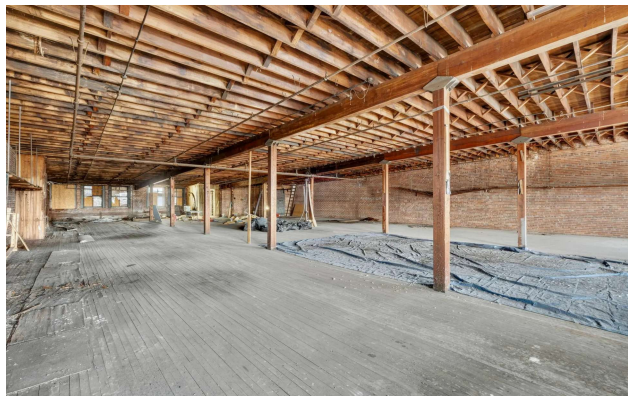
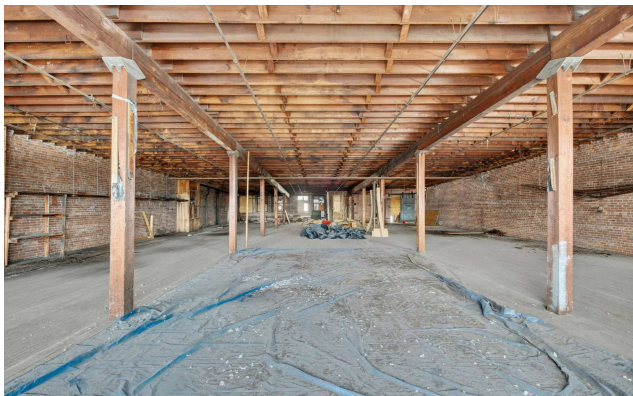
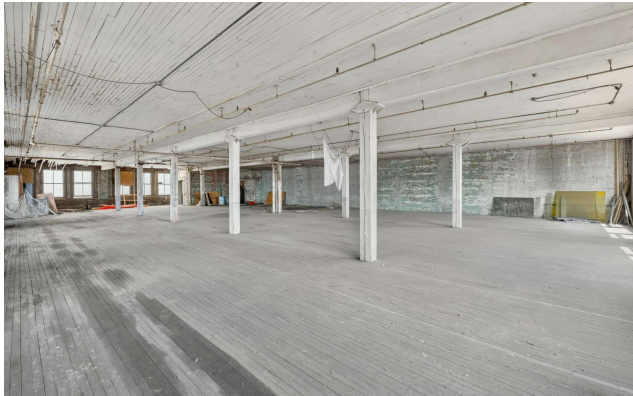
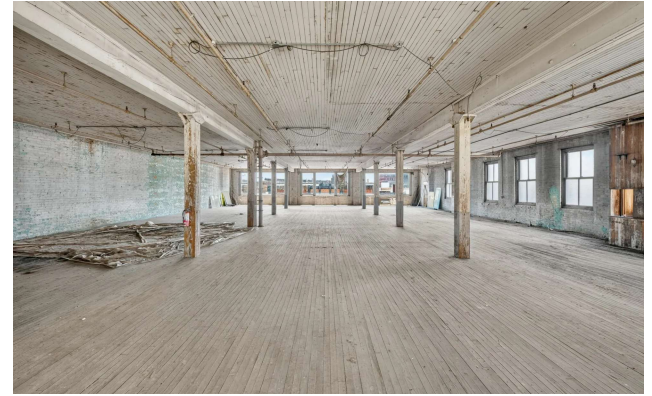
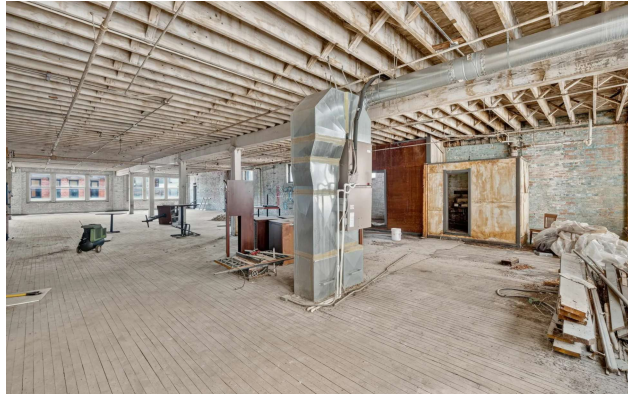
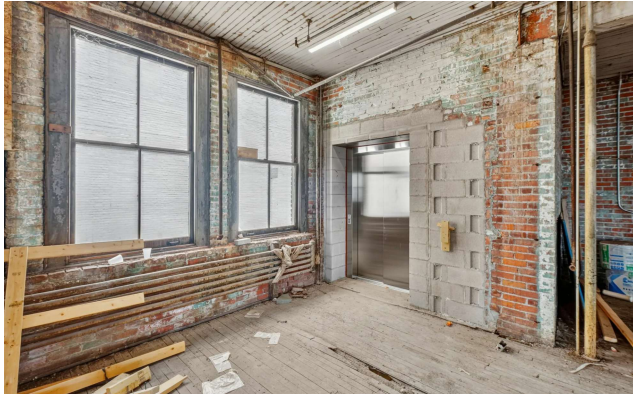
EXPECTED UNIT LAYOUT

APARTMENTS/FLOOR	4
UNIT CONFIGURATION	2 Bed one Bath
LAUNDRY	In Unit Hookups

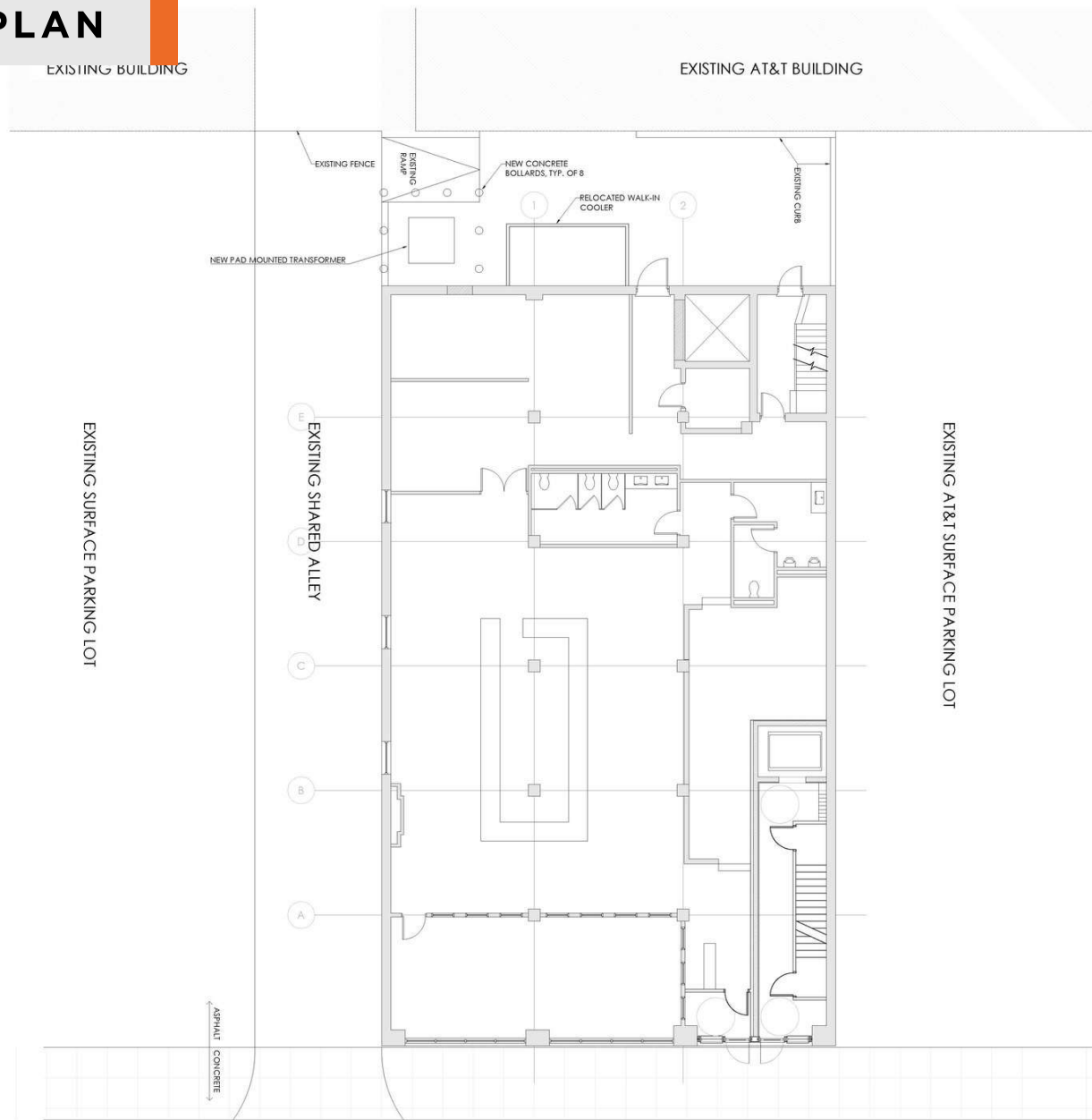
BUILDING INFORMATION

FLOORS 3-5	6,000 SF/Floor
TENANCY	Multiple
NUMBER OF FLOORS	3
PROJECTED NUMBER OF UNITS	12
YEAR BUILT	1910
FRAMING	Floor 3: Steel Columns Floors 4 and 5: Wood Columns
ROOF	Rubber
CEILINGS	Floor 3: 14ft Floors 4 & 5: 11ft
FLOOR COVERINGS	Original Wood Flooring
RESTROOMS	None
PARKING	Surrounding Surface Lot and Street
HVAC	None
PLUMBING/ELECTRICITY	None
ELEVATORS	1 (Basement - Floor 5)

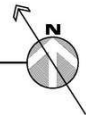
RESIDENTIAL DEVELOPMENT OPPORTUNITY (FLOORS 3-5)



OVERALL SITE PLAN



SITE PLAN
1/8" = 1'-0"



www.porterarch.com
8 North St. Clair 419.243.2400 TEL
Toledo, Ohio 43604-1028 419.243.2405 FAX

CONSULTANTS:
mda engineering, inc.
Mechanical and Electrical Engineers
1415 Holland Road
Mansfield, Ohio 43127
Phone: (419) 893-1141
Fax: (419) 893-0687

SEAL:

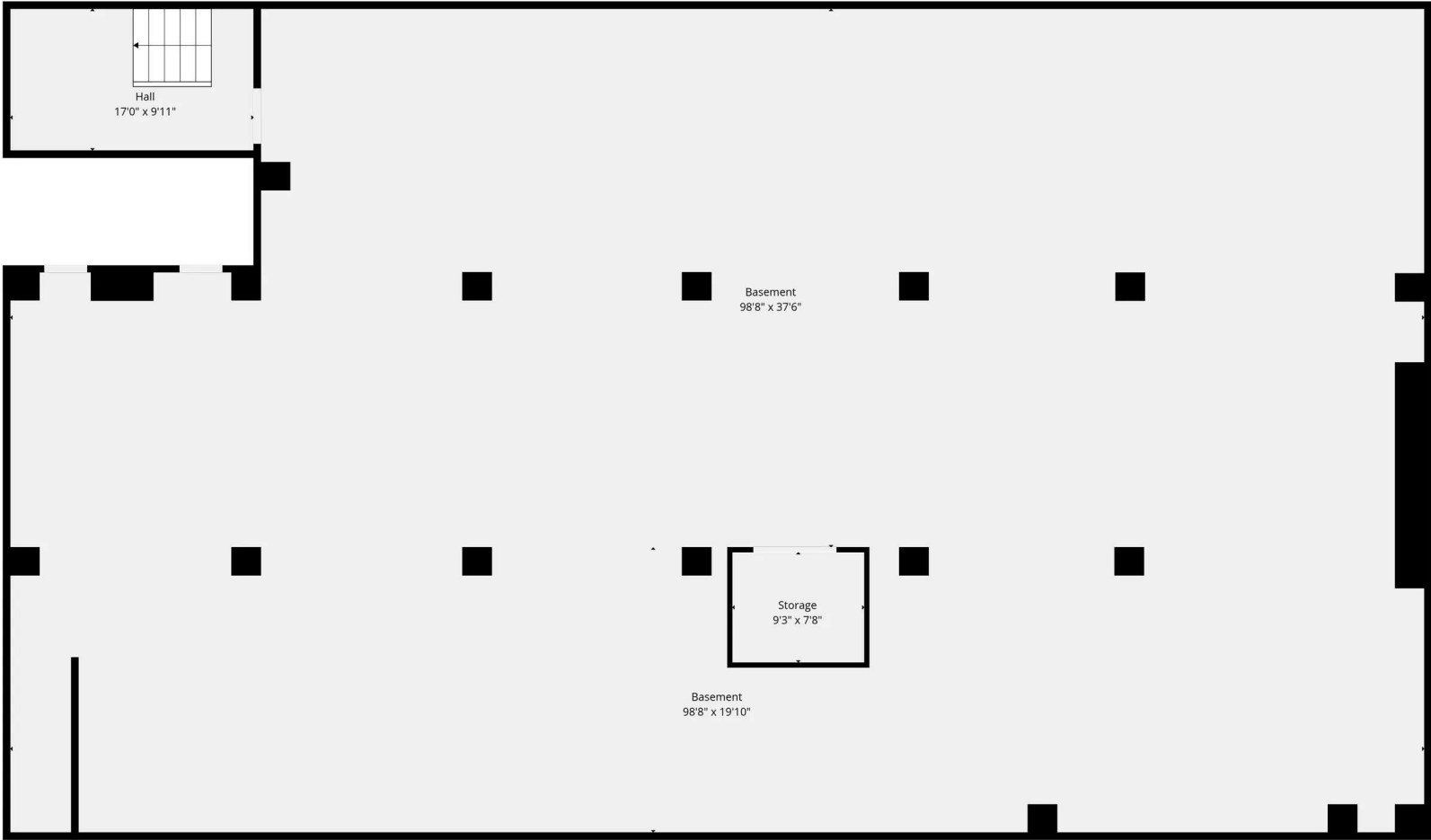
NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED

PROJECT TITLE:
MONROE LOFTS
Hisham Zrien
610 Monroe Street
Toledo, Ohio 43604

ISSUE OR REVISION:	
09.08.2017	SD REVIEW & PRICING
DATE	ISSUE / REVISION
DESIGNED: ARK	
DRAWN: INITIALS	
CHECKED: INITIALS	
IPA COMMISSION NUMBER: 17020	
DRAWING TITLE:	

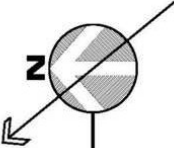
OVERALL
SITE PLAN
DRAWING NUMBER:
A1.0
SHEET -- OF X

BASEMENT FLOOR PLAN



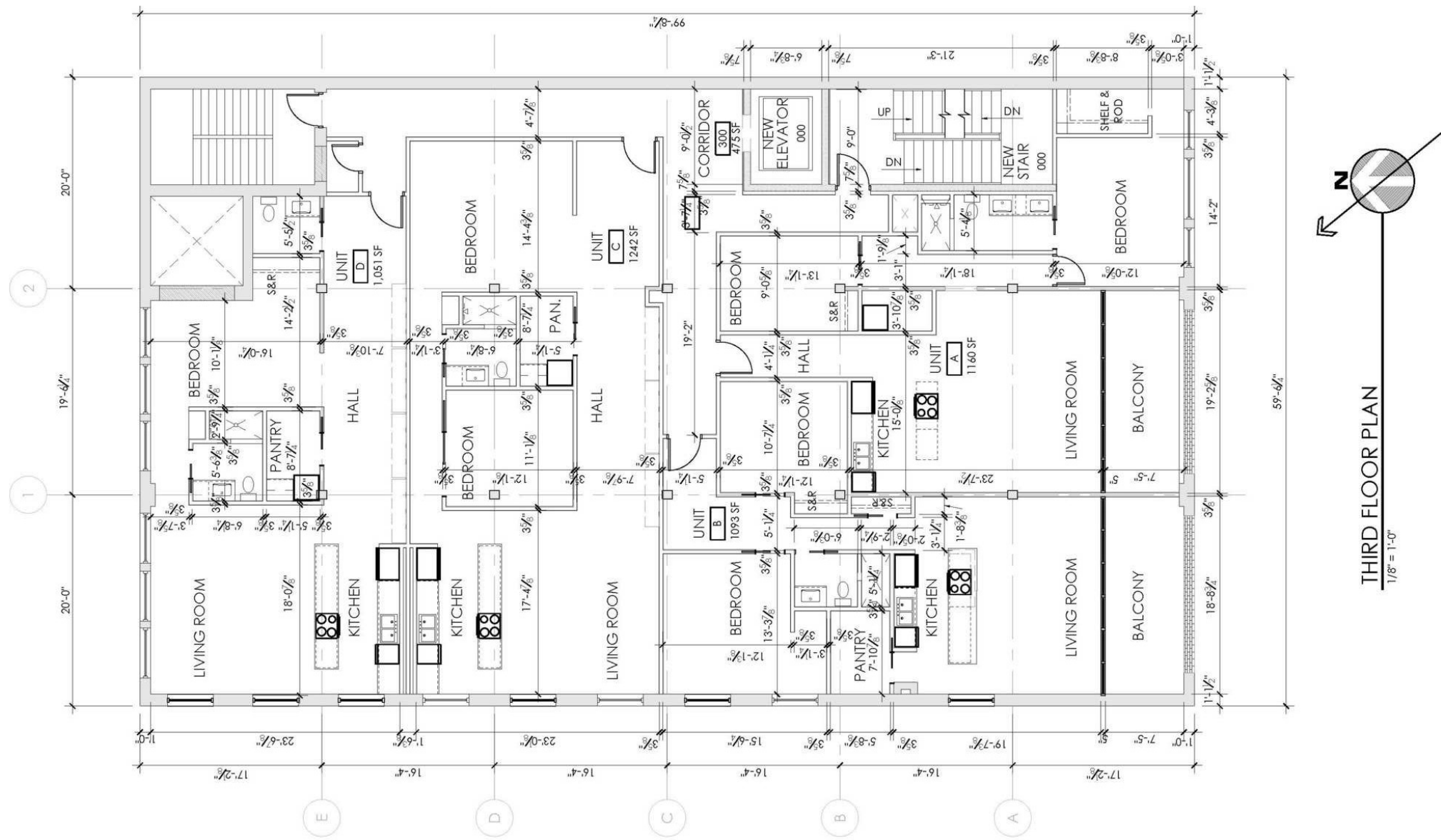
TOTAL: 0 sq. ft
Basement: 0 sq. ft
EXCLUDED AREAS: HALL: 173 sq. ft, STORAGE: 83 sq. ft, BASEMENT: 5258 sq. ft,
WALLS: 175 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



FIRST FLOOR PLAN
1/8" = 1'-0"

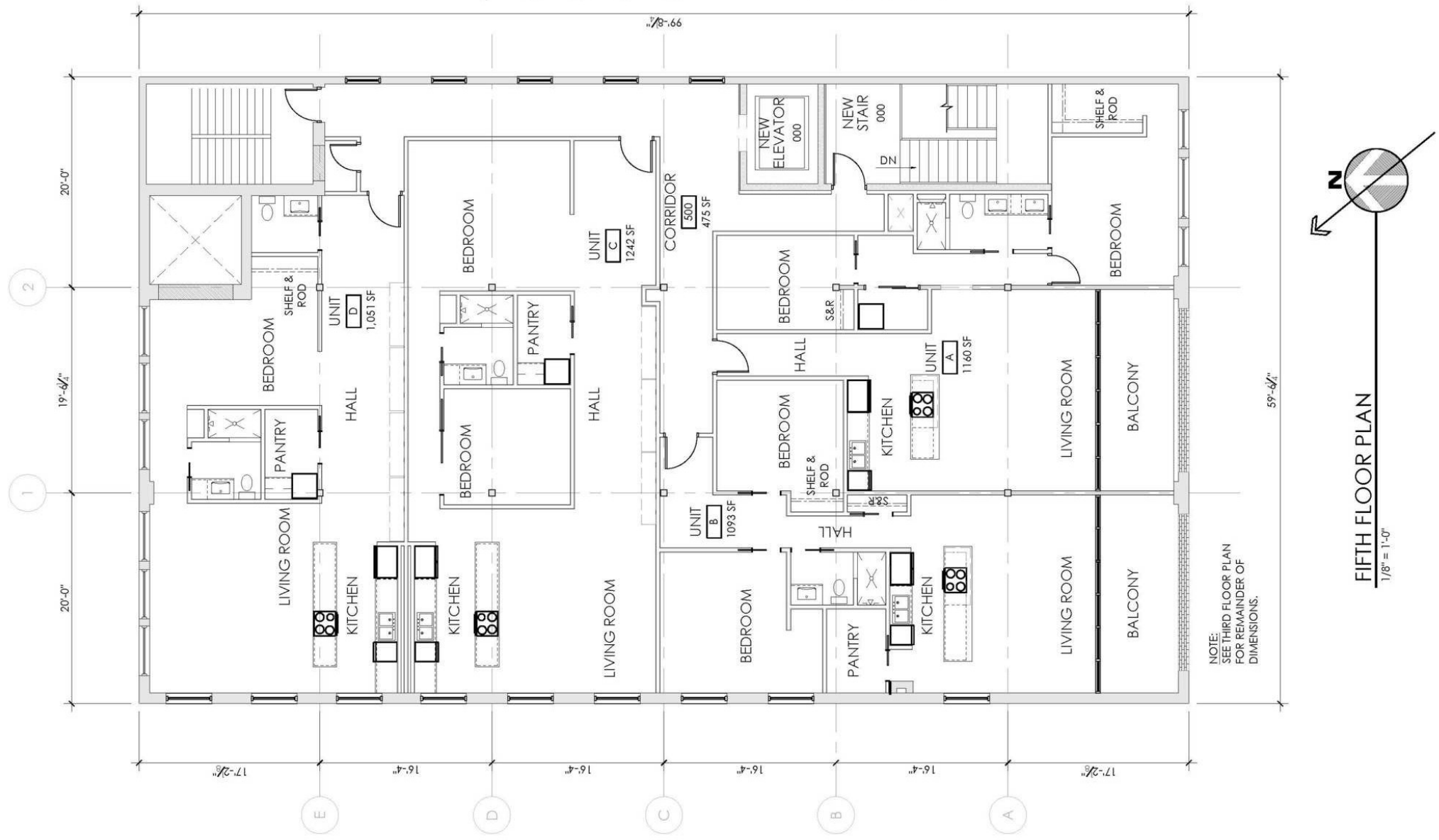
PROPOSED DEVELOPMENT THIRD FLOOR PLAN



PROPOSED DEVELOPMENT FOURTH FLOOR PLAN



PROPOSED DEVELOPMENT FIFTH FLOOR PLAN



REDEVELOPMENT RENDERINGS

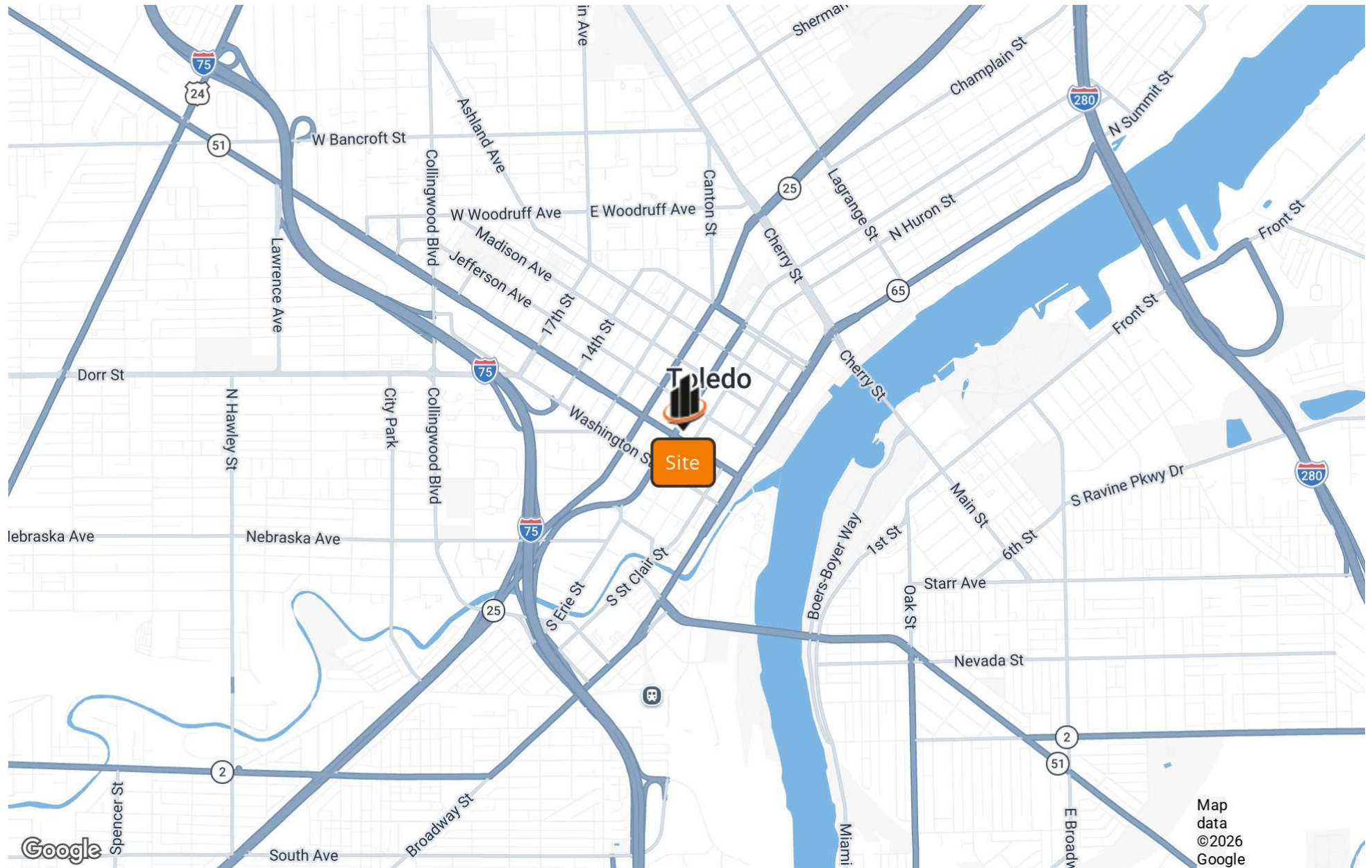


RETAILER MAP



Map
data
©2026
Google

LOCATION MAP



ADDITIONAL PHOTOS

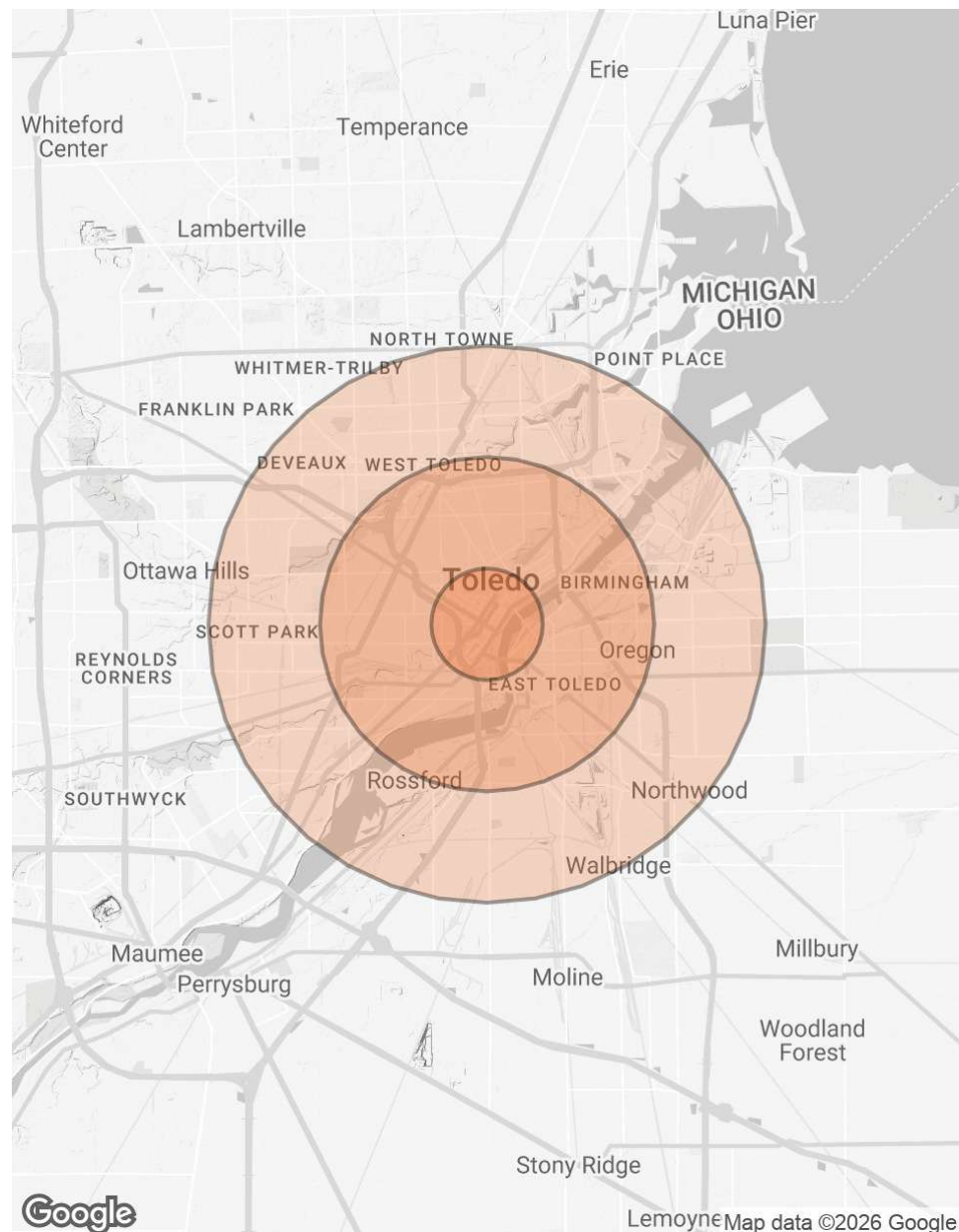


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,420	90,206	197,454
AVERAGE AGE	34.4	36.1	36.7
AVERAGE AGE (MALE)	35.6	35.1	35.7
AVERAGE AGE (FEMALE)	35.6	37.4	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,734	38,191	84,870
# OF PERSONS PER HH	2	2.4	2.3
AVERAGE HH INCOME	\$43,594	\$49,461	\$61,807
AVERAGE HOUSE VALUE	\$113,081	\$74,659	\$114,400

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
SUITE 064
TOLEDO, OH 43064



WWW.SVN-ACRE.COM