

6202 N. DETROIT AVENUE
TOLEDO, OH 43612

CHURCH BUILDING FOR SALE
4,608 Square Feet Available



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ASSOCIATES**
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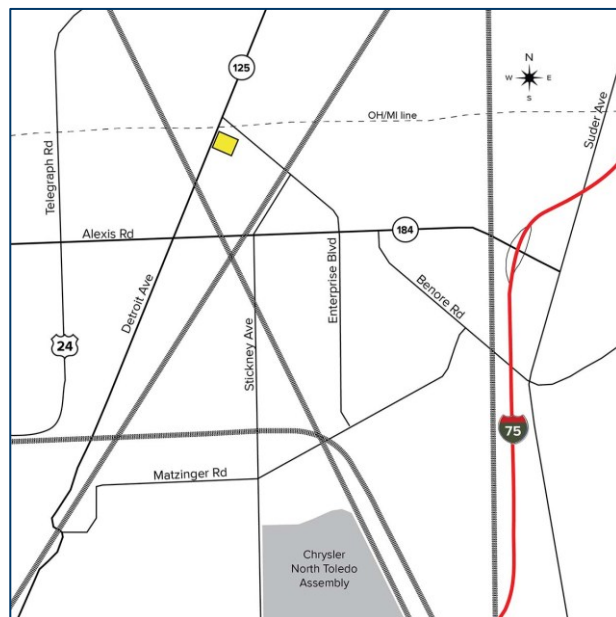
FULL-SERVICE COMMERCIAL REAL ESTATE

STATE LINE COMMUNITY CHURCH



GENERAL INFORMATION

Sale Price:	\$99,000
Sanctuary Size:	90 + seats approximately
Building Size:	4,608 square feet
Number of Stories:	1
Year Constructed:	1885, renovated 1930
Condition:	Good
Acreage:	0.45
Closest Cross Street:	Benore Road
County:	Lucas
Zoning:	10-IG
Parking:	20 spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood joist
Roof:	Shingle – Architectural asphalt
Floors:	Wood, concrete
Floor Coverings:	Carpet
Ceiling Height:	8' (sanctuary – 20'- 24')
Basement:	Yes – finished
Heating:	GFA
Air Conditioning:	Window unit
Power:	200 amp
Restrooms:	2
Security System:	No
Sprinklers:	No
Signage:	Monument

2025 REAL ESTATE TAXES

Parcel Number:	22-17601
Assessor Number:	02346004
Total Annual Taxes:	\$178.13
Special Assessments:	Church exemption

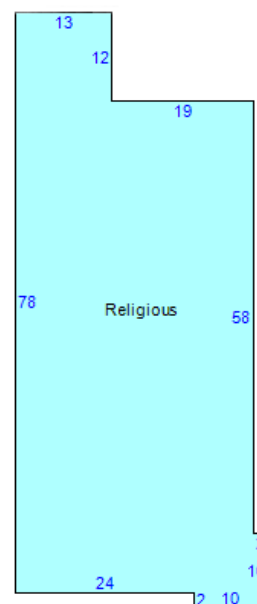
Comments:

- Well-maintained church
- Updated parking lot
- Newer furnace and electric
- Finished basement
- Handicap accessible ramp



BUILDING INFORMATION

Current Occupant:	State Line Community Church
Occupancy Date:	At closing
Sign on Property:	No
Showing Instructions:	Upon request – contact agents



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