



## 2229 West Laskey Road

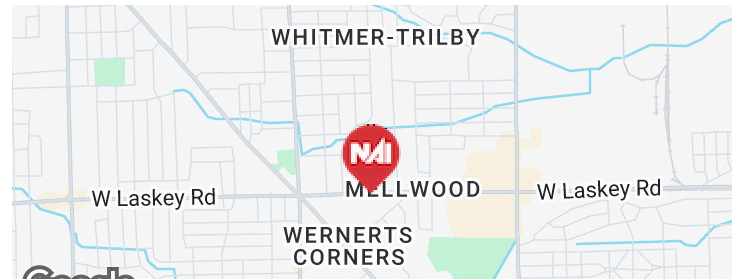
Toledo, Ohio 43613

### Property Highlights

- Vacant office space
- Potential garage tenant for added income
- Roof is in good condition
- New HVAC in the last 5 years
- New hot water heater
- Reception area
- 4 offices and 1 conference room
- Private parking (6 spots)

### Property Overview

2229 West Laskey Road is conveniently located near popular eateries, shopping centers, and near the Five Corners Neighborhood. This property offers easy access to major highways and downtown Toledo within minutes. An ideal opportunity for Office owners / Office Building investors with additional garage space, seeking growth potential.



### Offering Summary

Sale Price:	\$159,000
Building Size:	1,984 SF (office) 1,024 SF (garage)
Lot Size:	0.2678 Acres
Real Estate Taxes	\$3,347.81 (2025)

### For More Information

**Kevin Carr**

O: 419 960 4410 x349

kcarr@naitoledo.com

### Location Information

Street Address	2229 West Laskey Road
City, State, Zip	Toledo, OH 43613
County	Lucas
Market	Toledo
Sub-market	Wernerts Corner
Cross-Streets	W Laskey Rd and Douglas Rd
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 475
Nearest Airport	Toledo Express Airport and Detroit Wayne Airport

### Building Information

Building Size	3,008 SF
Building Class	C
Tenancy	Single
Year Built	1992
Construction Status	Existing
Roof	Asphalt, shingle
Free Standing	Yes
Number of Buildings	2
Floor Coverings	Carpet
Restrooms	1

### Property Information

Property Type	Office
Zoning	CR - Regional Commercial
Lot Size	0.2678 Acres
APN #	03537010
Lot Frontage	58 ft
Corner Property	No
Traffic Count	Approx 6,000 VPD
Traffic Count Street	Intersection of Douglas Rd, Tremainsville Rd, and W Laskey Rd
Amenities	Breakroom and kitchen area 4 perimeter offices 1 conference room Bathroom with shower Extra storage in basement New hot water heater

### Parking & Transportation

Parking Type	Surface lot
Number of Parking Spaces	6

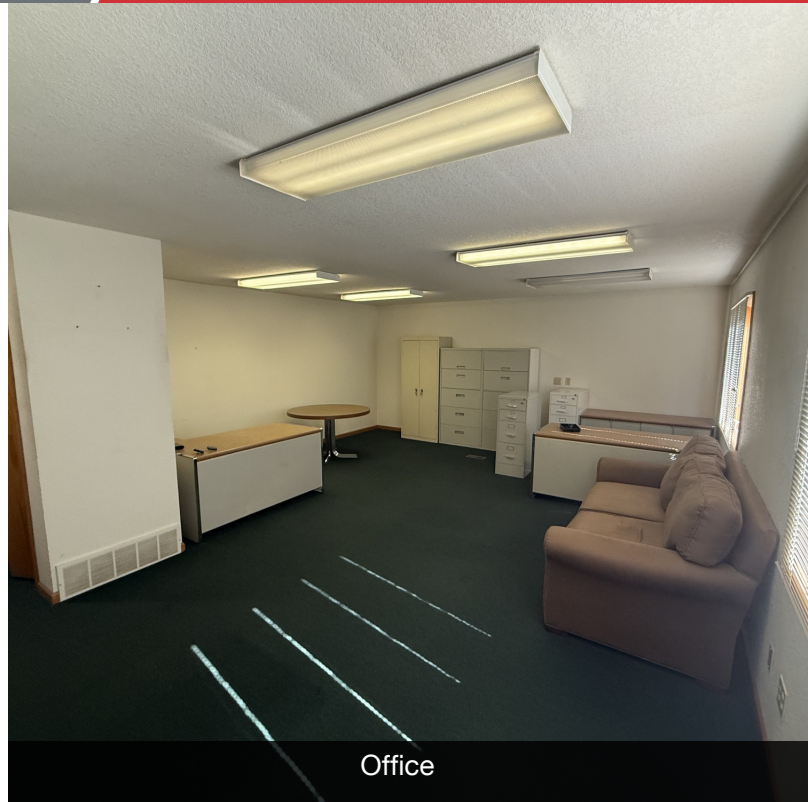
### Utilities & Amenities

Central HVAC	Yes, gas forced air
Electric	Toledo Edison
Gas / Propane	Columbia Gas
Water and Sewer	City of Toledo





Office



Office



Breakroom



Reception Area



Garage



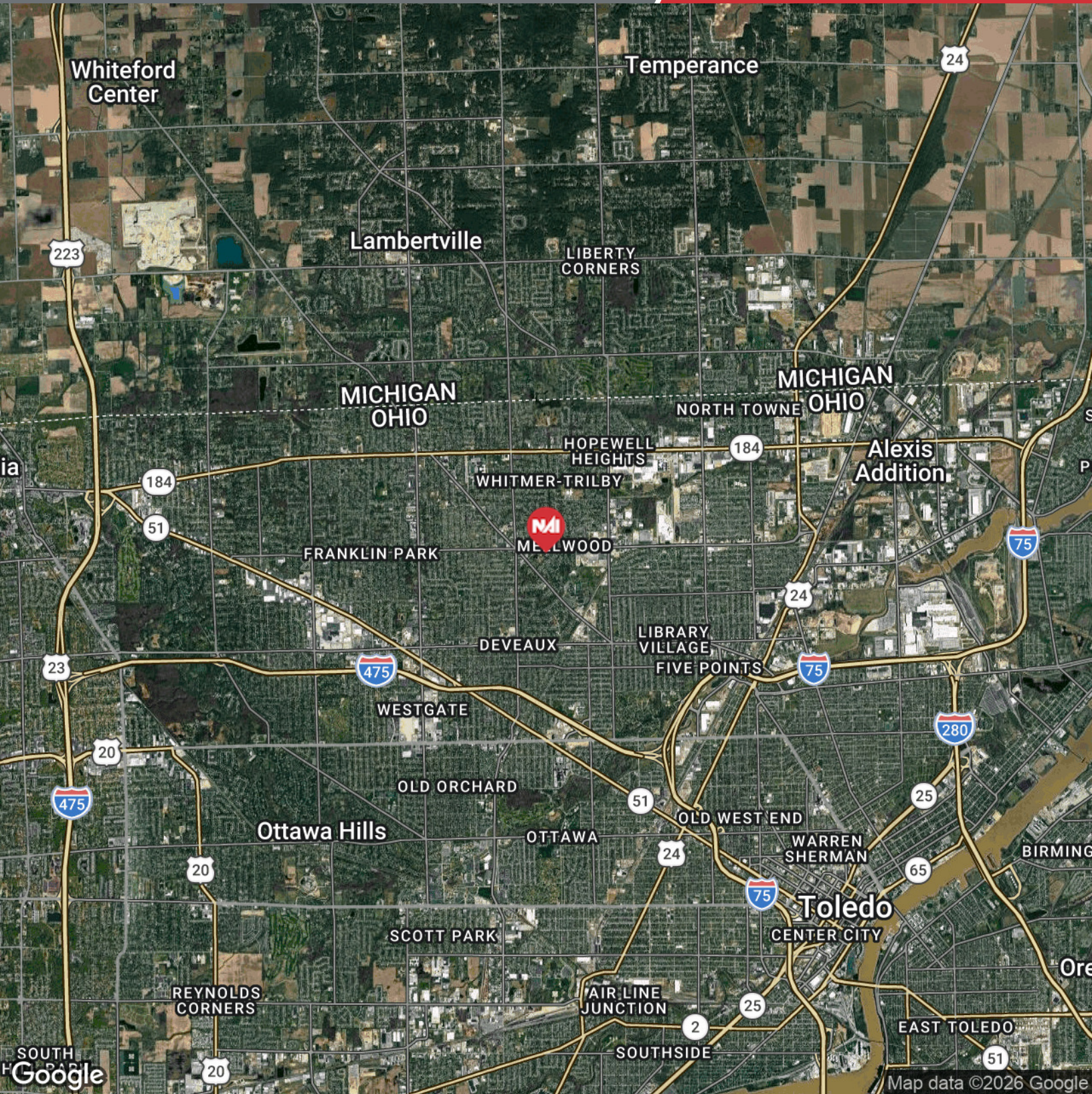
Basement Of Office Area



Garage

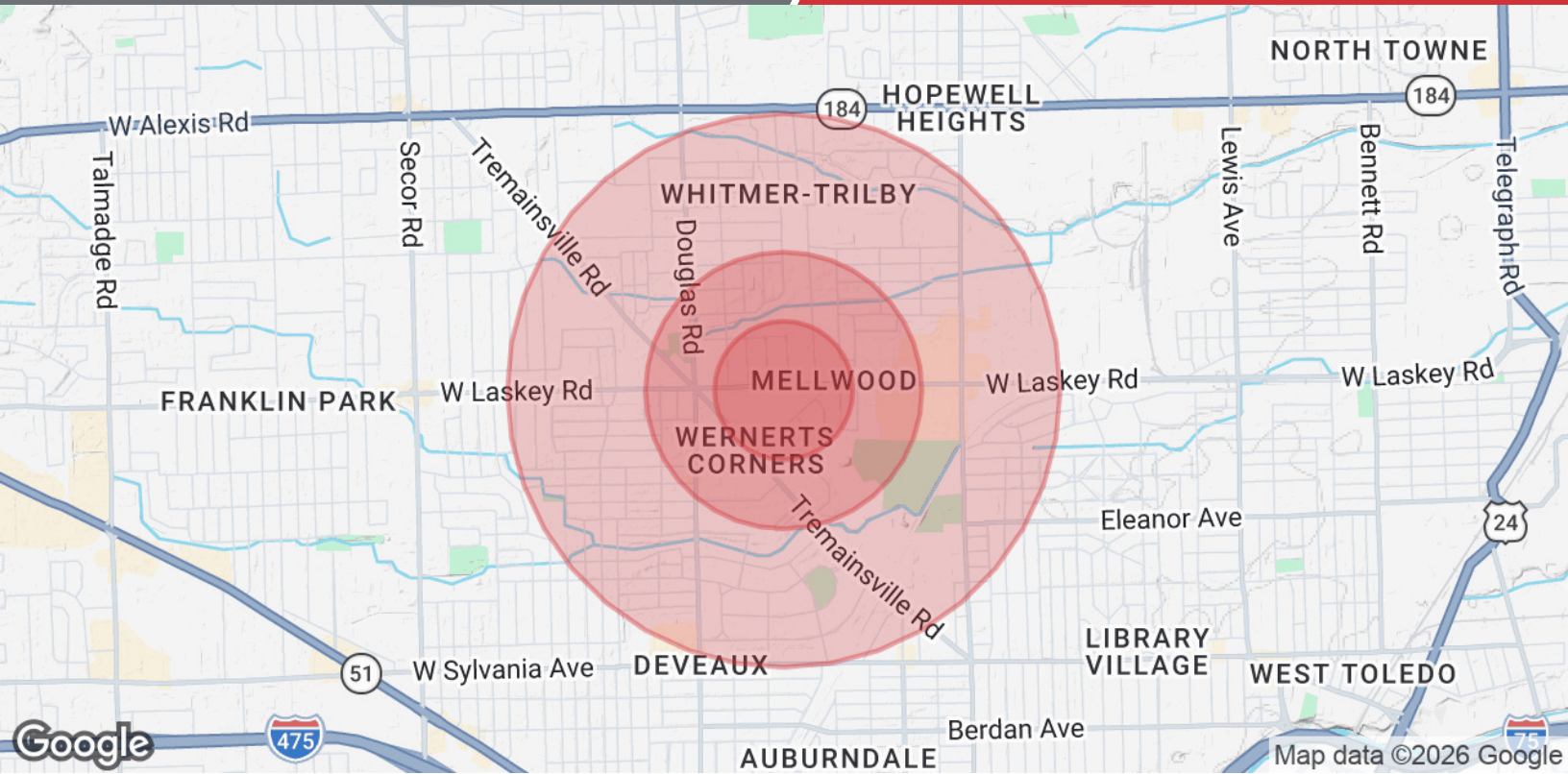


Garage



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4427 Talmadge Rd, Suite A  
Toledo, OH 43623  
419 960 4410 tel  
naiharmon.com



<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	499	2,797	13,076
Average Age	56.6	44.5	38.3
Average Age (Male)	48.2	38.1	35.0
Average Age (Female)	58.1	45.6	39.8
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	240	1,282	5,642
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$64,482	\$67,040	\$70,162
Average House Value	\$115,960	\$124,922	\$126,926

2023 American Community Survey (ACS)