

3900 SUNFOREST COURT
TOLEDO, OH 43623

CONDOMINIUM FOR SALE
Unit 240– 3,520 SF Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

SUNFOREST MEDICAL BUILDING



GENERAL INFORMATION

Sale Price:	\$105,000
Available Condo Size:	Unit 240 – 3,520 SF
Total Available Space:	3,520 square feet
Total Building Size:	43,102± square feet
Number of Stories:	Two
Year Constructed:	1980
Condition:	Good
Lot Dimensions:	Irregular 575' X 367.70'
Acreage:	4.84
Closest Cross Street:	W. Sylvania Avenue
County:	Lucas
Zoning:	Office Commercial
Parking:	In common with condominium complex *Over 300 parking spaces – replaced parking lot approximately 5 years ago.
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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Office Condominium For Sale

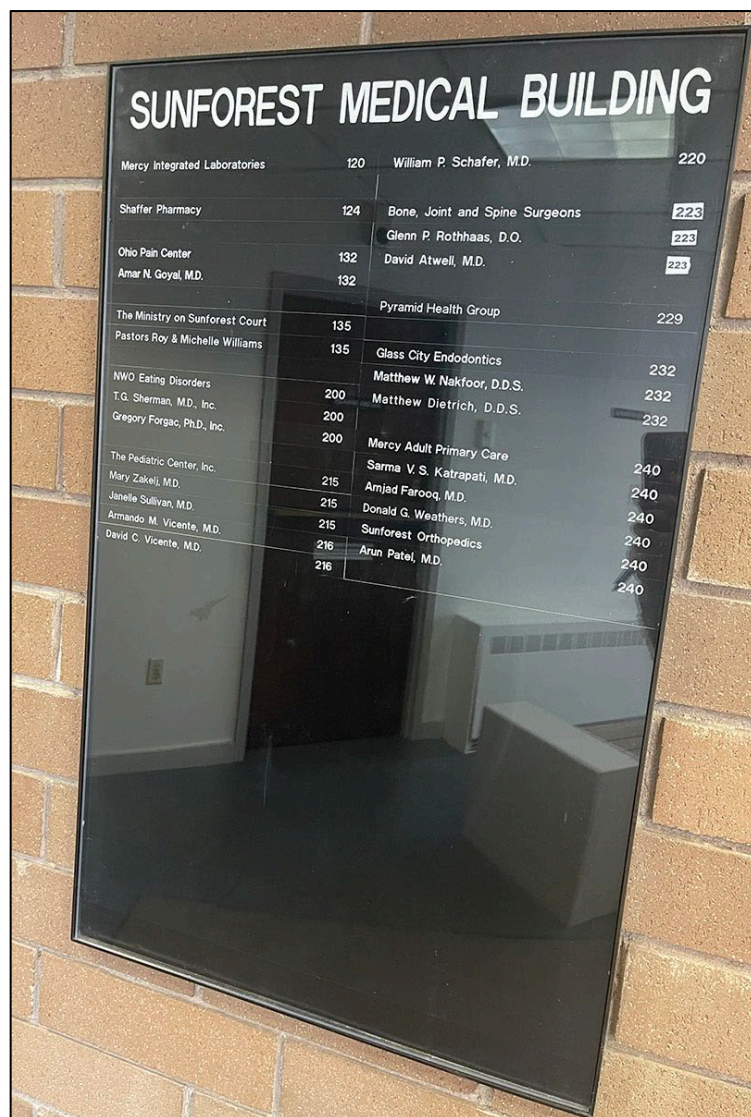
3,520
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick and wood
Structural System:	Brick and steel beam
Roof:	Carlisle rubber roof
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	8'
Basement:	Yes – Half of the building basement used for storage. Area is split according to percentage of ownership.
Heating:	Boiler hot water with blowers controlled throughout condominium.
Air Conditioning:	Central - Direct expansion system
Power:	3 phase
Restrooms:	Men's and women's in common areas per floor. Two in suite.
Security System:	Cameras in building
Sprinklers:	No
Signage:	Small monument sign at the entrance of the complex and interior directory per floor.

BUILDING INFORMATION

Occupancy Date:	Vacant
Sign on Property:	Yes
Key Available:	Yes
	Arrange with Listing Agent



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2026 REAL ESTATE TAXES

Parcel #	Lucas County #	Suite #	Square Footage	100% Value	Taxes
22-65327	2-N-1	240	3,520	\$ 191,300	\$ 5,731.75

2026 CONDO FEES

Annual Operating Expenses:

Unit 240 – Condo expenses \$8.50 PSF/\$2,508.93/month

Paid in equal monthly installments.

Comments:

- Located off Sylvania Avenue, 0.725 miles from I-475 Exit 17 Secor Road and .952 miles from I-475 Exit 16 Talmadge Road.
- Sunforest Condominium is an established “widely known” medical condominium complex. The building is predominately occupied by medical and allied professionals.
- Cable/phone paid by condo owner.
- Onsite property manager.
- Condo owner assessment in 2026 - \$1.00/SF paid in two equal installments on April 15th and June 15th.
- Suite consists of a waiting area, reception/administration area, 12 exam rooms, offices, breakroom, lab and in-suite restrooms.

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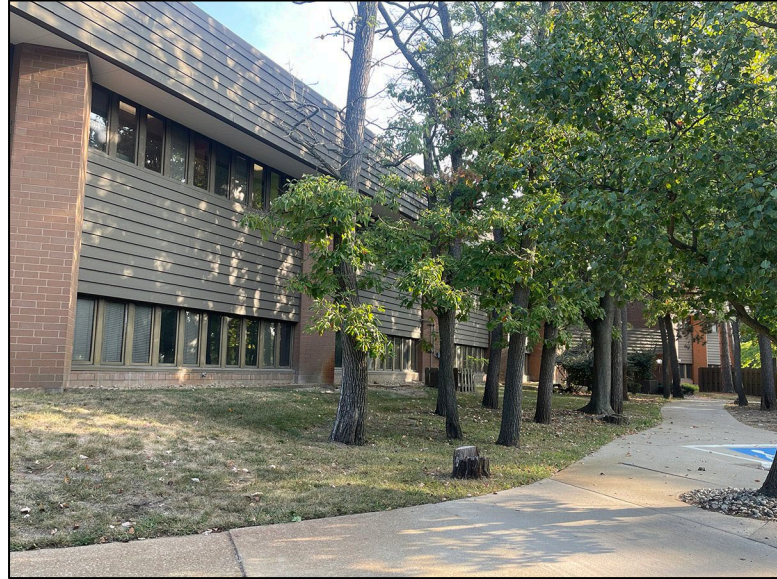
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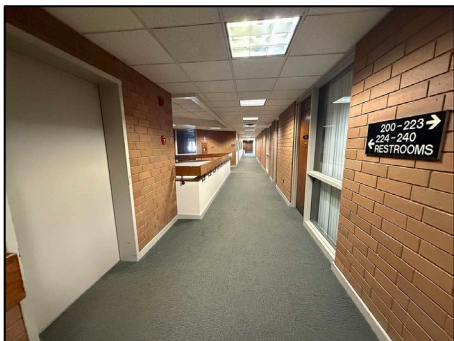
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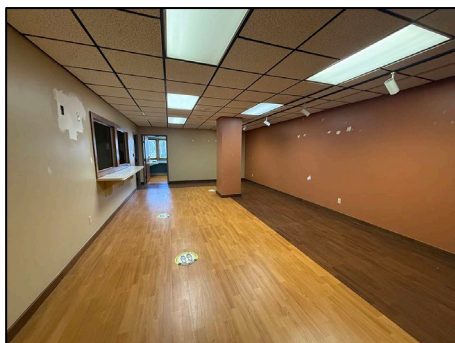
Unit 240



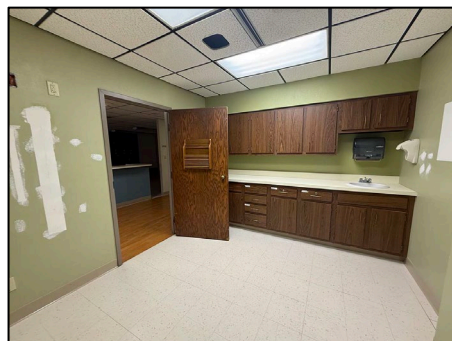
Common hallway



Administration/reception area



Waiting room/check in



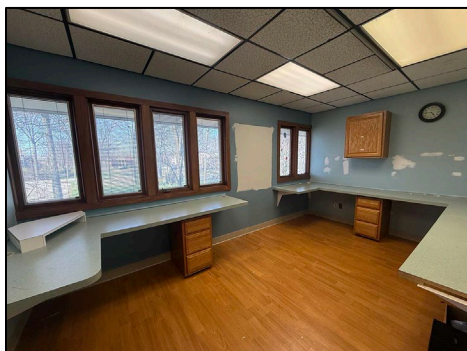
Large exam



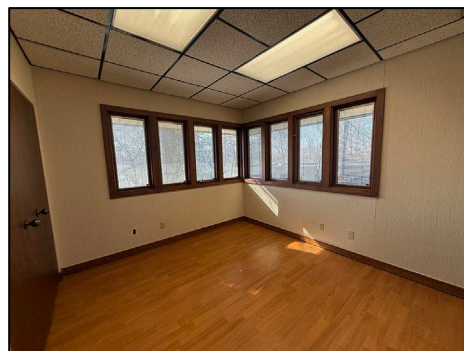
Exam



Lab



Large office



Physician office

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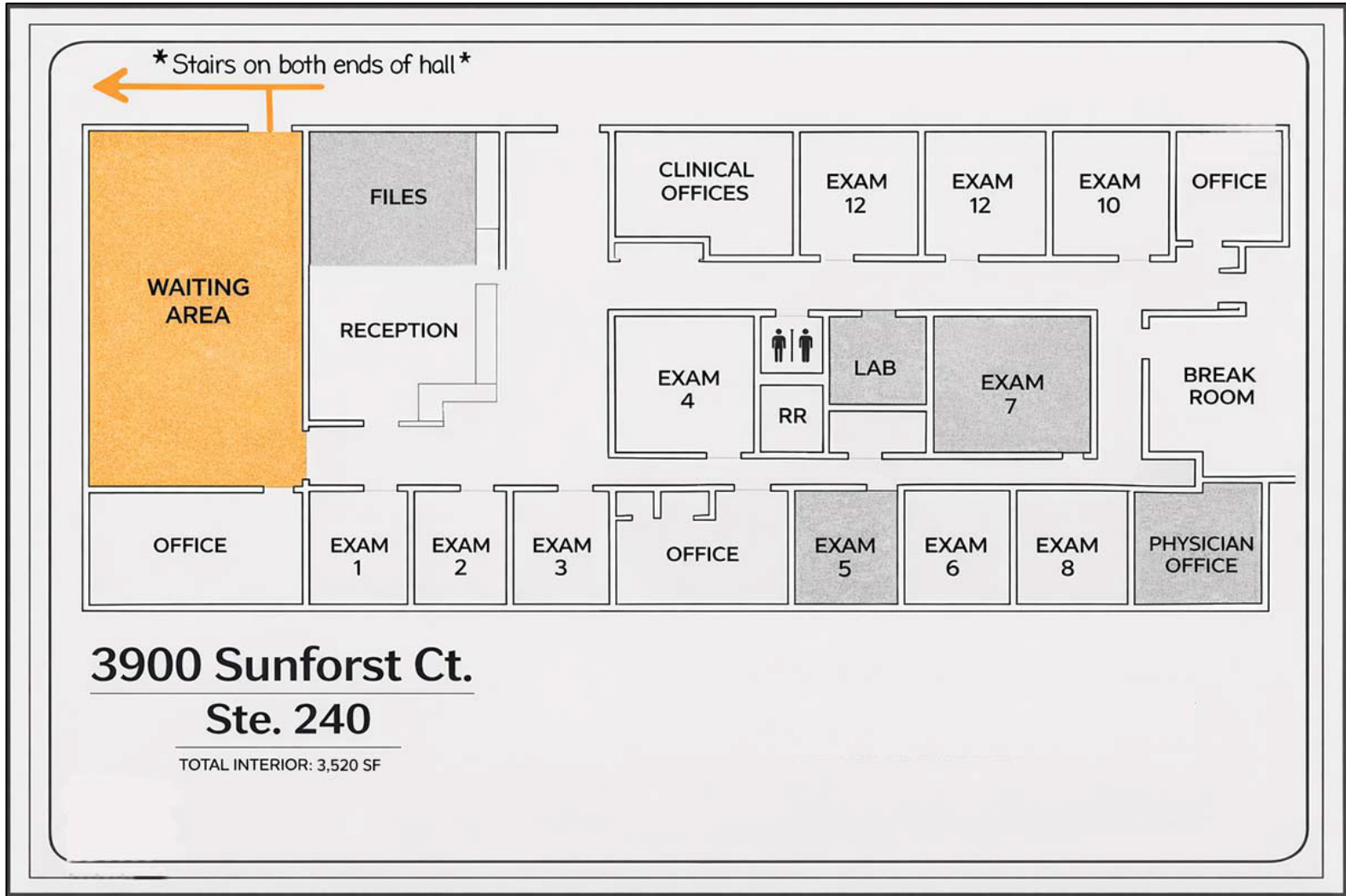
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