

3171 N. REPUBLIC BOULEVARD  
TOLEDO, OH 43615  
(SYLVANIA TOWNSHIP)

OFFICE BUILDING FOR SALE OR LEASE  
18,032 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**SYLVANIA TWP OFFICE BUILDING**



## GENERAL INFORMATION

Sale Price:	\$575,000
Lease Rate:	\$12.00/SF gross
Available Space:	18,032 square feet
Building Size:	18,032 square feet *
Number of Stories:	2
Year Constructed:	1973 - garage added 1990
Condition:	Good
Acreage:	0.918
Land Dimensions:	265' x 174.981' irregular
Closest Cross Street:	Central Avenue
County:	Lucas
Zoning:	C-2
Parking:	49+ spaces
Curb Cuts:	2 on Republic Blvd.
Street:	2 land, 2 way



\* Per Lucas County AREIS

For more information, please contact:

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Toledo, Ohio 43617  
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# 3171 N. Republic Boulevard, Toledo, OH 43615

## Office Building For Sale or Lease

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel beam
Roof:	Garage – standing seam metal Office – EPDM rubber fully adhered
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8'+ office; 14' warehouse
Basement:	No
Heating:	Gas forced air – shop heated and cooled. A/C – 300,000 BTU for upstairs and 2 – 200,000 BTU for downstairs
Air Conditioning:	Central
Power:	120/208v/200a/3-phase and 240v/120v/3-phase
Security System:	Office and garage monitored by Habitec
Restrooms:	1 men's and 1 women's per floor
Sprinklers:	No
Signage:	Facia

### BUILDING INFORMATION

Current Tenant:	Refer to rent roll
Occupancy Date:	Negotiable
Sign on Property:	Yes
Key Available:	Arrange tours through agent

### LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for in-suite janitorial only. All operating expenses are included in the rent.	

### 2026 REAL ESTATE TAXES

TD:	78
Parcel:	69181
Assessor Number:	30-180-010
100% Value:	
Land:	\$62,900
Building:	\$602,100
Total:	\$665,000
Total Annual Taxes:	\$22,445.90

For more information, please contact:

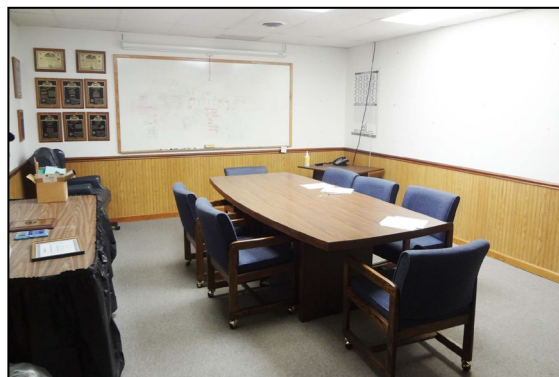
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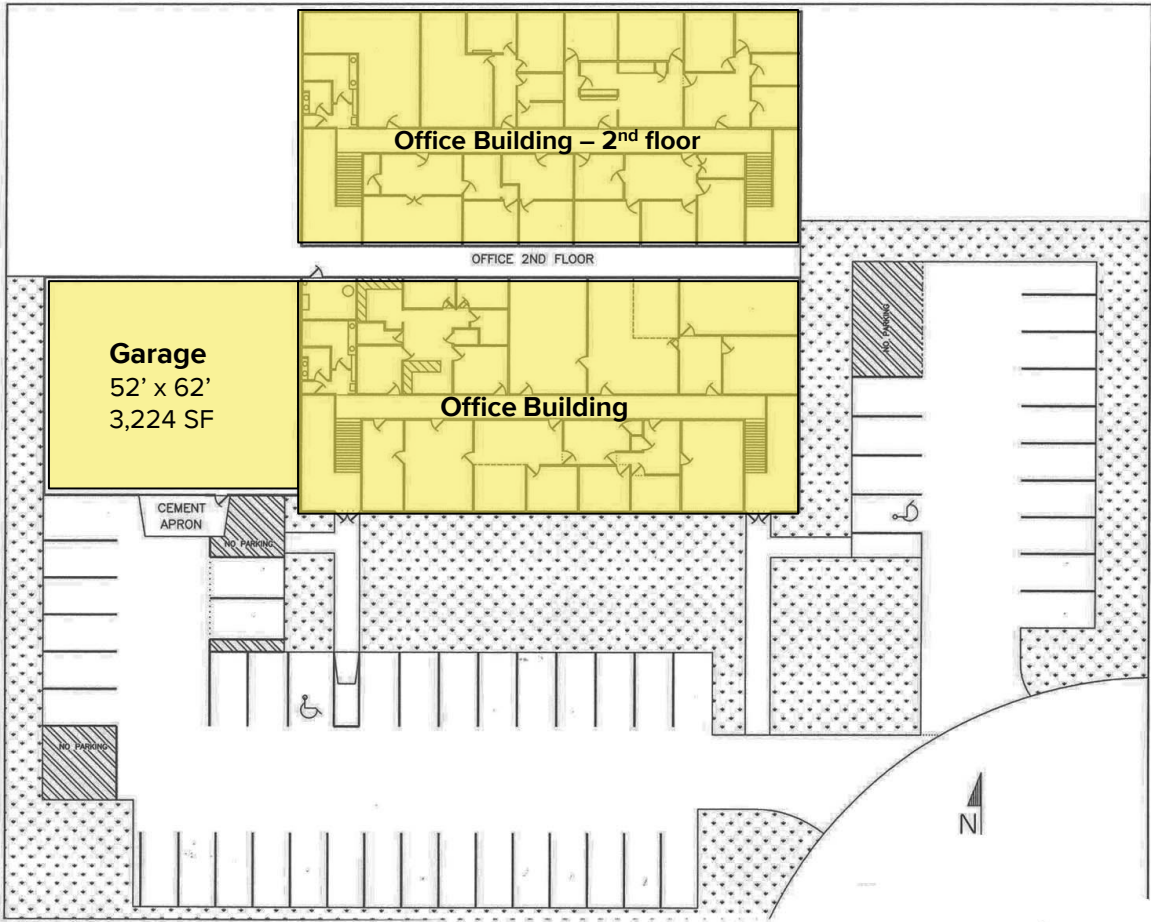


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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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### TENANT ROSTER

Tenant	Suite	Sq. Ft.	Rent Monthly	Rent Annually	Rent PSF	Type	Lease Term
Cauffiel - Seller	1 <sup>st</sup> flr	7,531				Gross	MTM
Higgins RA & Assoc.	202	314	\$320	\$3,840	\$12.23	Gross	MTM
Guardall Roofing	203/204	1,111	\$1,111	\$13,332	\$12.00	Gross	MTM
Advanced Construction Group	207	791	\$500	\$6,000	\$7.59	Gross	9/1/24 – 8/31/26*

- Advanced Construction Group has one renewal of one year at the same rate of \$500/month.
- Cauffiel (Owner) is planning to vacate.

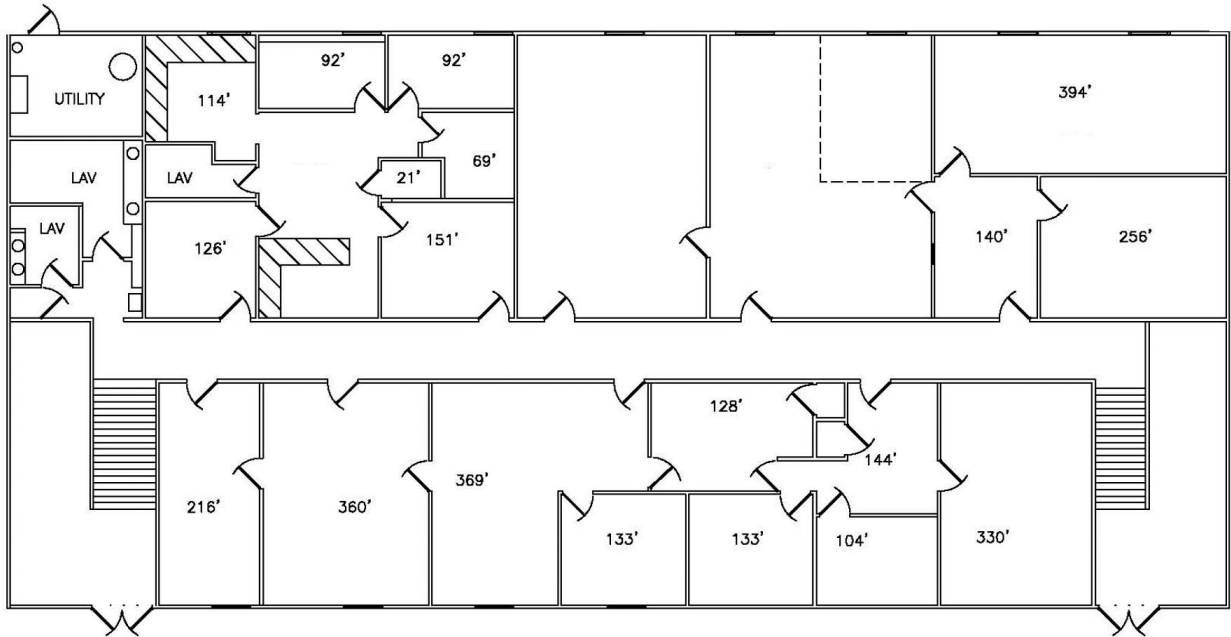
### Comments:

- Garage is approximately 3,224 square feet (63' x 51') with a floor drain, automated 14' x 8' OH door, lift, epoxy coated floors and a drop ceiling with 10' clear height.

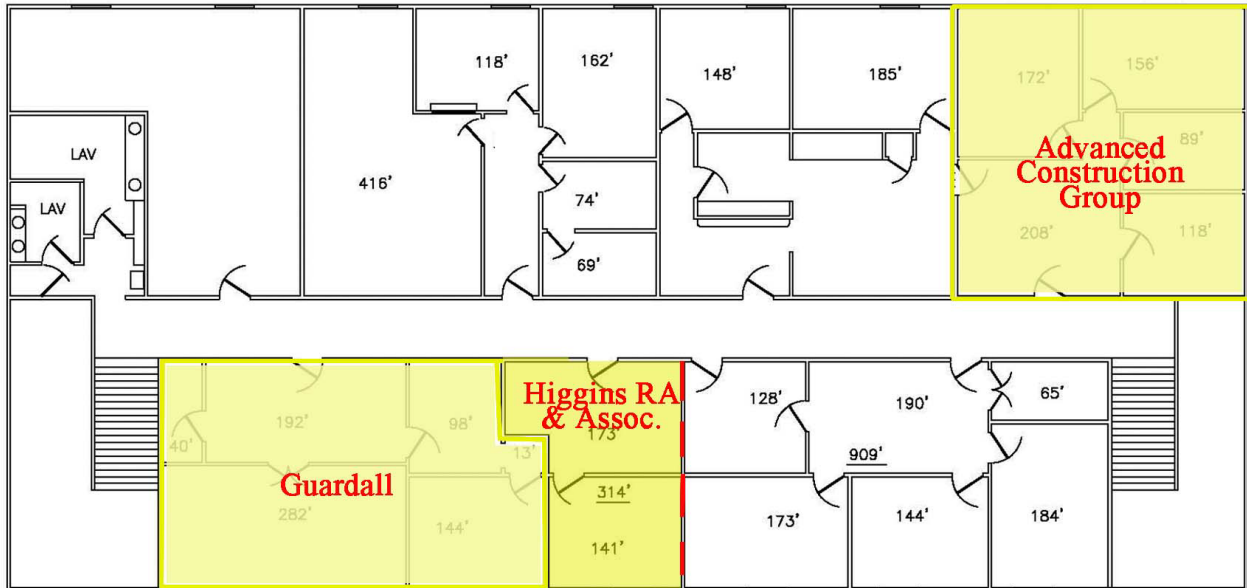
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First Floor



Second Floor

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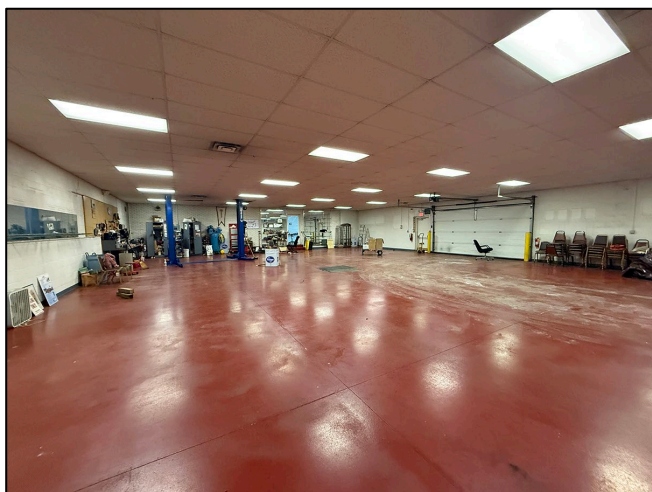
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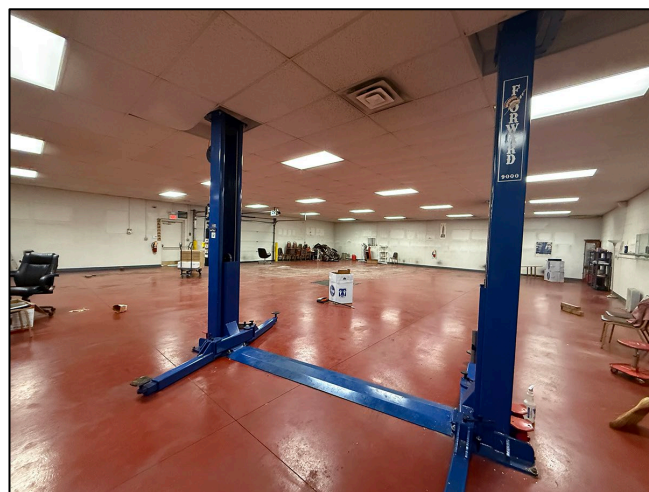
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Garage



Lift included



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