

5800 MONROE STREET
SYLVANIA, OH 43560

OFFICE CONDO BUILDING FOR SALE
8,500 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

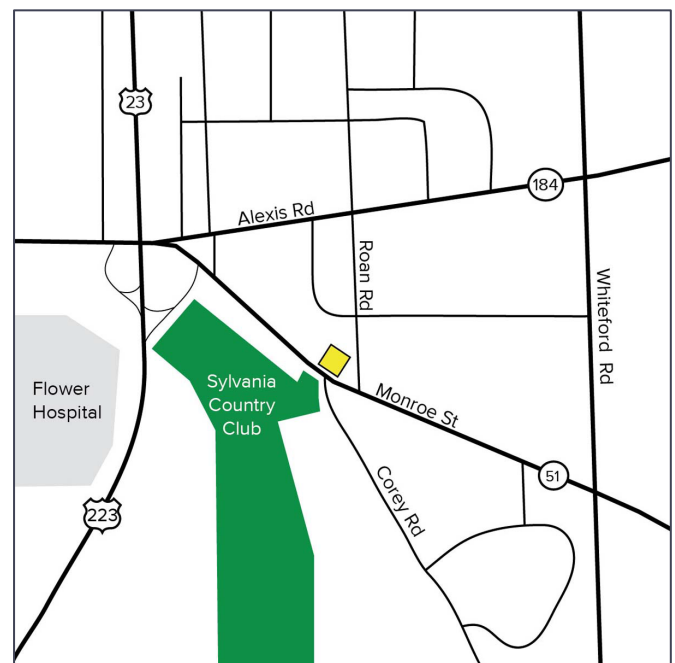
FULL-SERVICE COMMERCIAL REAL ESTATE

BUILDING C



GENERAL INFORMATION

Sale Price:	\$499,000
Space Available:	8,500 square feet
Building Size:	8,500 square feet
Number of Stories:	Two
Year Constructed:	1981
Condition:	Very good
Closest Cross Street:	Corey Road
County:	Lucas
Zoning:	B-4
Parking:	In common
Curb Cuts:	Three
Street:	4 lane with center turn



*all building specs per Lucas County Auditor

For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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

5800 Monroe Street, Sylvania, OH 43560

Office Building For Sale

8,500
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood truss
Roof:	Shingle (replaced 2021)
Floors:	Concrete
Floor Coverings:	Carpet/ceramic tile/vinyl tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Two per floor
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing or lease execution
Other Occupants:	Miller Bros. Construction, Financial Visions Group, Tradition Square Holdings
Sign on Property:	Yes
Key Available:	Yes

2025 REAL ESTATE TAXES

TD:	82
Parcels:	14070
Assessor Number:	45040112
Total Taxes:	\$12,421.30

Comments:

- Adjacent to ProMedica Health & Wellness Center.
- New roof in 2021.
- Excellent Sylvania location.
- Professional office complex.

For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

5800 Monroe Street, Sylvania, OH 43560

Office Building For Sale

8,500
Square Feet
AVAILABLE



ProMedica Health & Wellness Center

RENT ROLL

Suite	Tenant	Square Footage	Annual Rent	Monthly Rent	Rent Term
101	Tradition Square Holdings	1,947	\$23,364	\$1,947	9/1/25 – 8/31/28 with one 2-year option
102	Financial Visions Group	1,992	\$25,140	\$2,095	3/31/2026 with two 5-year options
201	Miller Bros. Construction	561	\$35,167	\$2,931	4/1/25 – 3/31/27
202	Miller Bros. Construction	1,024	---	---	
203	Miller Bros. Construction	1,612	---	---	

Total annual condo fee \$18,000.

Covers lawn, snow removal, trash, ground lighting maintenance/repair & eaves cleaning.

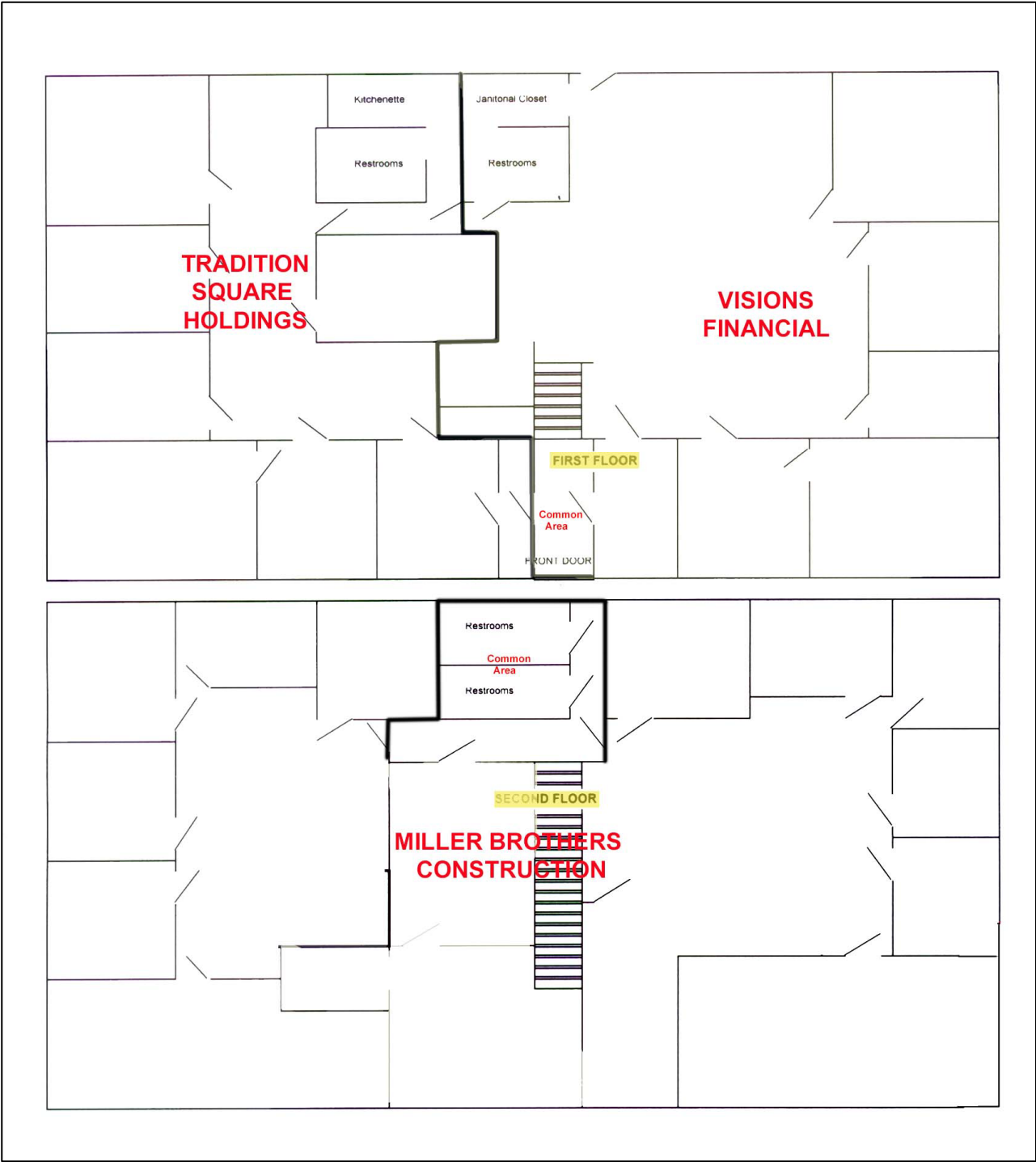
For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

5800 Monroe Street, Sylvania, OH 43560
Office Building For Sale

8,500
Square Feet
AVAILABLE



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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

5800 Monroe Street, Sylvania, OH 43560

Office Building For Sale

8,500
Square Feet
AVAILABLE



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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