



Louisville Building

626 Madison Avenue
Toledo, Ohio 43604

Property Highlights

- FIRST TIME OFFERED FOR SALE!
- Incredible Redevelopment Opportunity
- Private 18-space surface parking lot
- Panoramic Views of Downtown Toledo
- Close proximity to courthouse, federal buildings, Huntington Center, Fifth Third Field (Mud Hens Stadium)
- Significant renovations to building systems and elevators
- Windows open for fresh air
- Great visibility and exposure
- Rent roll & expenses provided to qualified prospects upon request

Offering Summary

Sale Price:	\$989,000
Lease Rate:	\$13.50 SF/yr (plus janitorial)
Building Size:	57,465 SF
Available SF:	Multiple floors & Suites
Lot Size:	0.25 Acres
RE Taxes:	\$17,804.96

For More Information



Stephanie Kuhlman

O: 419 960 4410 x315
skuhlman@naitoledo.com



Jason Westendorf, SIOR

O: 419 960 4410 x334
jwestendorf@naitoledo.com

Sale Price	\$989,000
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Lease Rate	\$13.50 SF/Yr (Plus Janitorial)
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Location Information

Building Name	Louisville Building
Street Address	626 Madison Avenue
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Sub-market	Downtown Toledo - Central Business District
Cross-Streets	Madison Ave and Erie St
Signal Intersection	Yes, heavily traveled intersection
Road Type	Paved
Nearest Highway	Interstate 75
Nearest Airport	Detroit Metro Airport

Building Information

Building Size	57,465 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	8
Year Built	1962
Year Last Renovated	2021
Condition	Good
Roof	Rubber
Number of Buildings	1
Floor Coverings	Carpet, tile, concrete

Property Information

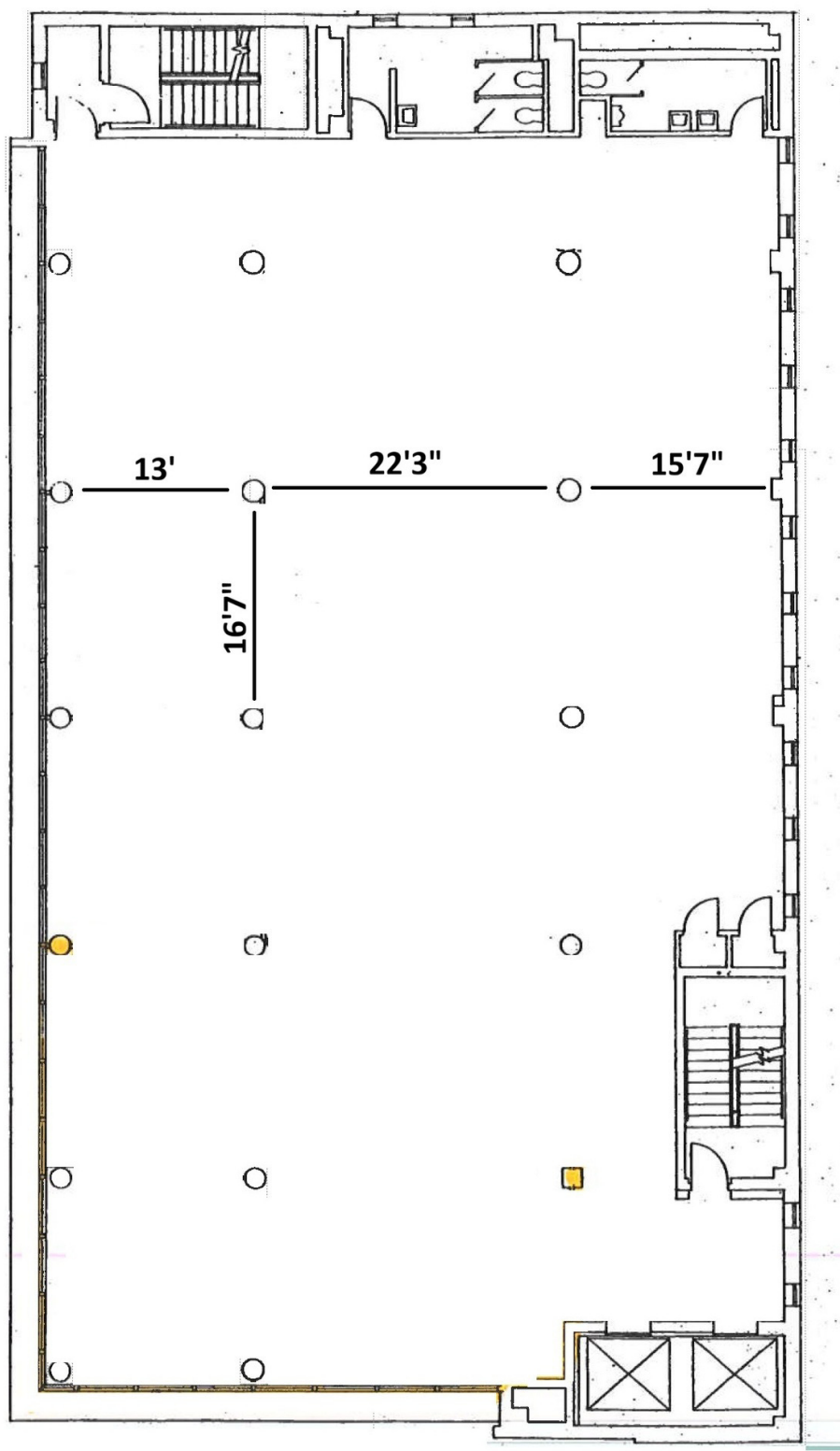
Property Type	Office or Redevelopment Opportunity
Zoning	C-5
Lot Size	0.25 Acres
APN #	12-16681, 12-16677
Corner Property	Yes
Traffic Count	13,577 VPD
Traffic Count Street	Madison Ave and Erie St
Power	480Y/277 V 3-phase 208Y/120 V

Parking & Transportation

Street Parking	Yes, metered
Parking Type	Private lot for tenants
Number of Parking Spaces	18 spaces

Utilities & Amenities

Security Guard	No
Handicap Access	Yes
Number of Elevators	3
Elevator Updates	Traction elevators modernized beginning in 2018
Restrooms	Multiple per floor
Gas / Propane	Natural Gas, Columbia Gas
Electric	First Energy
Internet	Fiber, Buckeye Broadband
Boilers	2 Replaced in 2010
Chiller	Updated in 2010
Fire Supression	Standpipe Class 3





View of Building at Madison & Erie



Panoramic Views from All Windows



18 Space Surface Parking Lot



Corner Office View



Incredible Office Views & Windows that Open



Large Offices

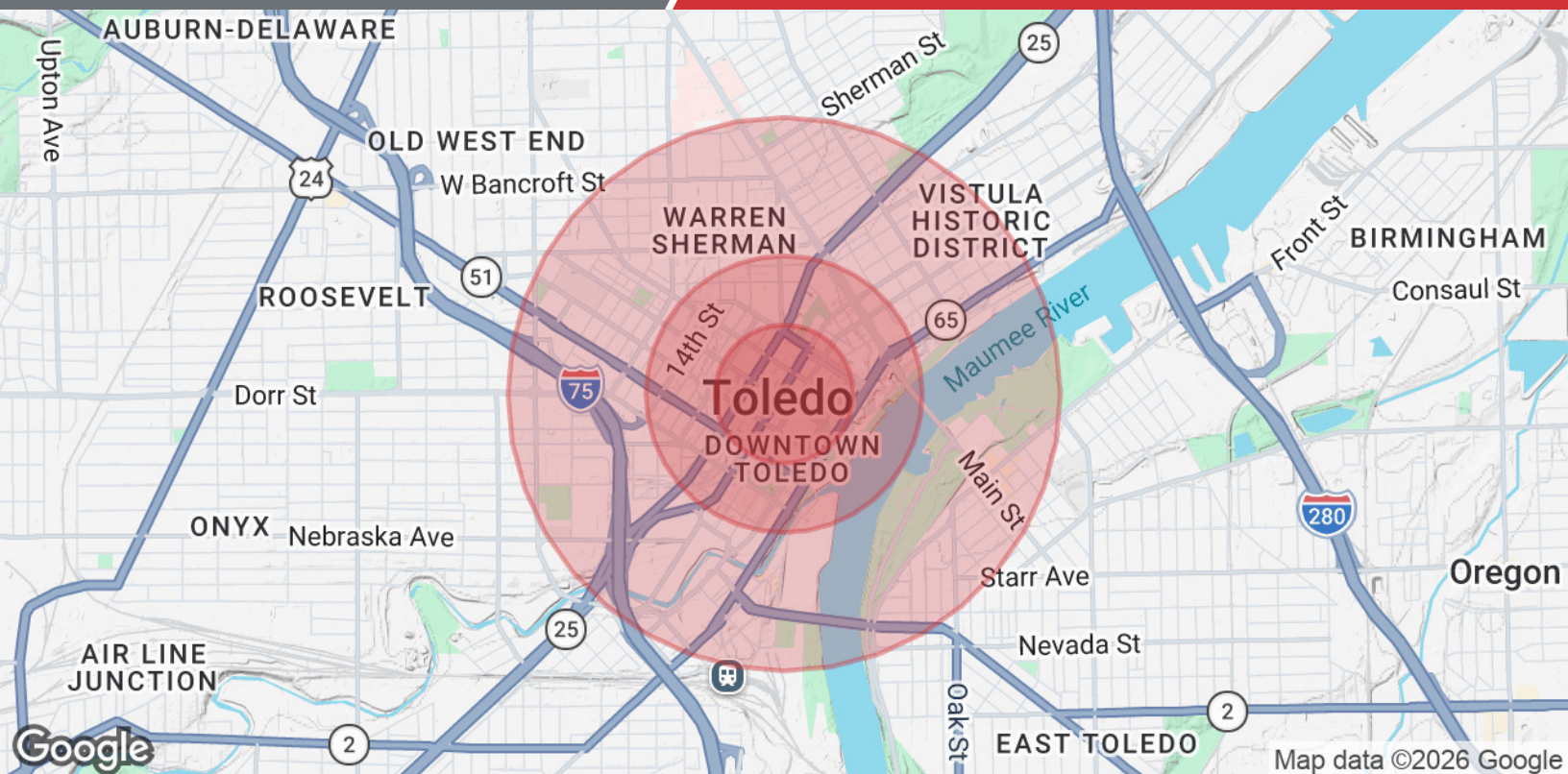


2 Recently Renovated Elevators Basement to 8th Floor



Wide Well Lit Hallways





Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	533	2,306	10,009
Average Age	34.4	35.4	34.0
Average Age (Male)	33.5	35.7	34.7
Average Age (Female)	37.6	36.9	36.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	263	1,225	5,029
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$66,209	\$54,955	\$40,989
Average House Value	\$34,705	\$189,584	\$113,572

2023 American Community Survey (ACS)