

# Retail / Office Space

## Westgate Town Center



**REDUCED!**  
**Lease Price**  
**\$16.50/sf NNN**



**3324 Secor Road**  
**Toledo, Ohio 43606**

### **Comments:**

- \* **5,100 SF Former Bank with 800 SF +/- outbuilding Drive Thru**
- \* **Prime Westgate Area**
- \* **\$16.50/sf NNN (est. \$3.25 /sf)**

### **Property Information**

**Nearest Intersection: Secor and Executive Parkway**

**Zoned: 10CR – Regional Commercial**

**Parcel #: 1826399**

**Acreage: .9245 acres**

**Parking Spaces: 108 spaces +/-**

**Curb Cuts: one signalized**

### **Building Detail**

**Total Building Size: 21,000sf**

**Year Complete: 1965**

**Number of Floors: one**

**Construction Type: Block and Steel**

**HVAC: GFA – Central Air**

**Roof: Duralast 2017**

**Ceiling Height: 8-9'**

**Restrooms: 1-2/unit**

**Delivery Doors: rear**

**Docks: no**

### **Real Estate Tax Year:**

**General Taxes: \$41,749.32**

**Special Taxes: \$ 151.62**

**Total Annual Taxes: \$41,900.94**

### **Utilities:**

**Gas: Columbia Gas**

**Electric: Toledo Edison**

**Water: City of Toledo**

**Sanitary Sewer: City of Toledo**

**Storm Sewer: City of Toledo**

**Jeremy Miller**

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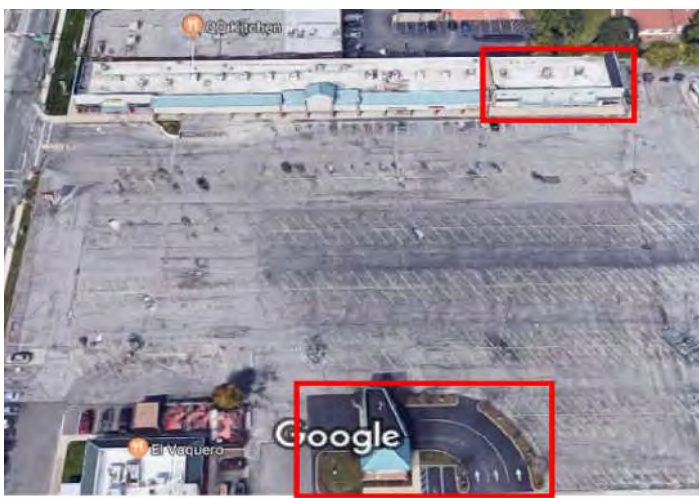
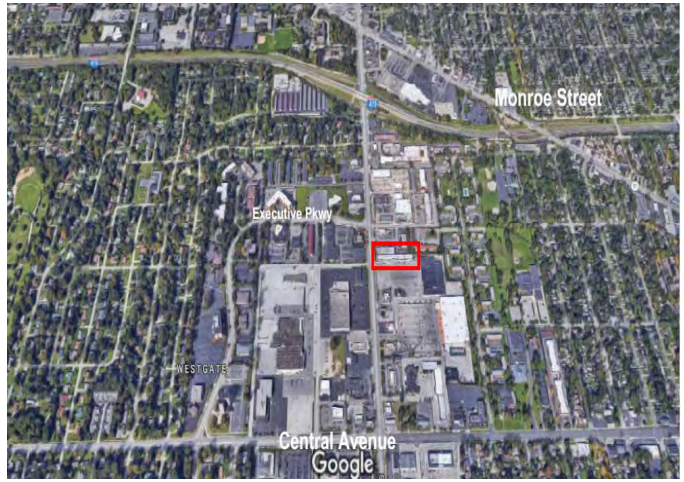


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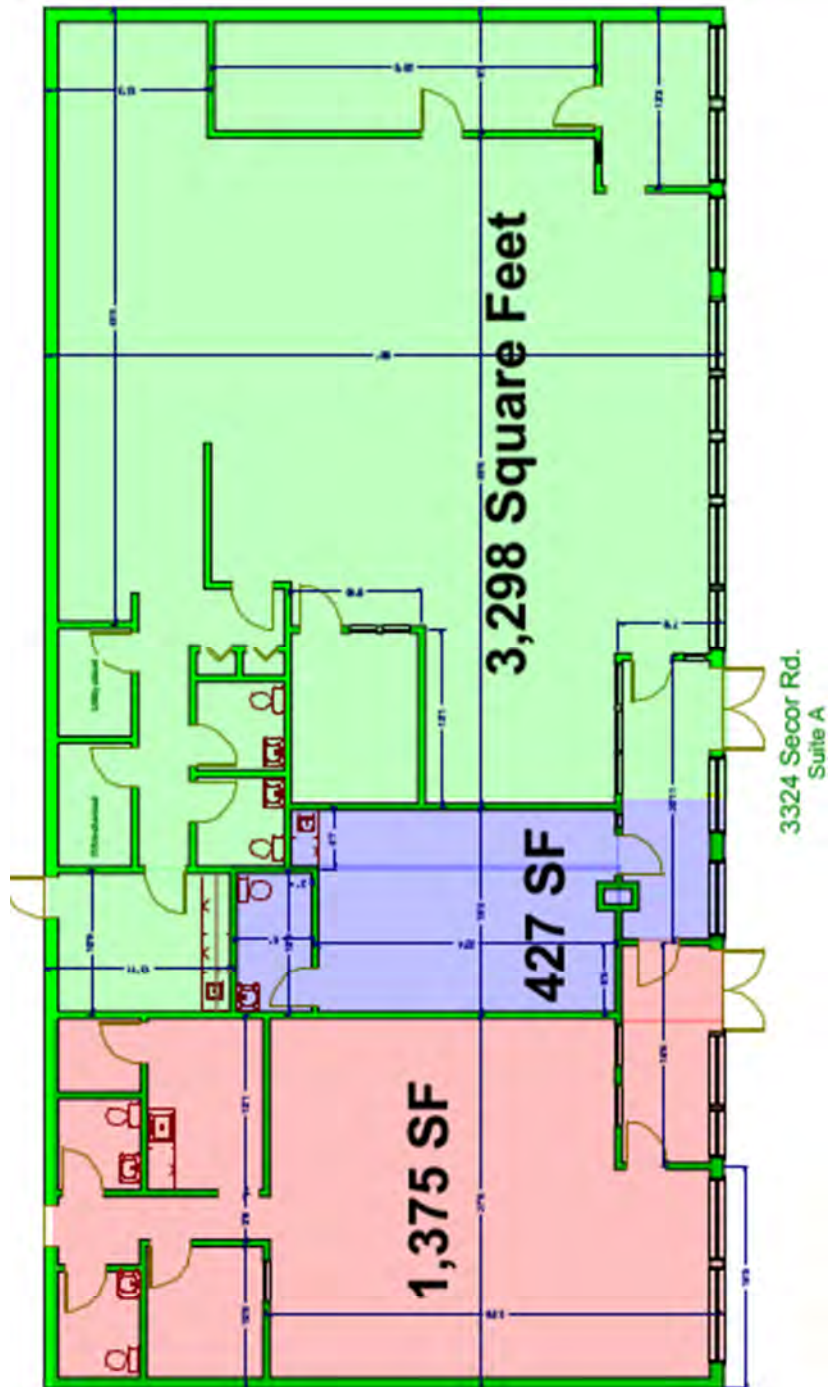
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3316 Secor Rd - 3324 Secor Road



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