

REAL ESTATE AUCTION

**OCT
15**

**OUT-OF-TOWN OWNERSHIP
ORDERS IMMEDIATE SALE
EXCELLENT INCOME-PRODUCING,
VALUE-ADD OPPORTUNITY**



447 Hamilton St., Toledo, OH 43604

Current NOI: \$221,938.

Terrific opportunity with great upside potential.

**OFFERED WITH A PUBLISHED RESERVE PRICE
OF ONLY \$895,000!**

203,338-square-foot flex office and warehouse property situated on 9.4 acres. Three interconnected masonry buildings, the property offers a rare blend of finished office suites, meeting and training space, and open-span warehouse and light-distribution area under one roof, along with 186 surface parking spaces across two fenced, secure lots. The property is currently anchored by a diversified, in-place rent roll. With a substantial block of the building's 203,338 SF still available, the property offers a buyer or investor a rare combination of in-place income and meaningful upside as remaining office, warehouse, and flex space is brought to market rents.

**Open House Dates and Times:
Tuesdays, 4:00 PM-6:00 PM,
September 22, 29 & October 6, 2026.**

For Brochure & Terms of sale: 216-861-7200



**Michael Berland, AARE, OH Auctioneer
Hanna Commercial, Chartwell Auctions, TCN Worldwide**