

1013 MONROE ST. & 34 N. 11 TH ST.
TOLEDO, OH 43624

COMMERCIAL BUILDING FOR SALE
11,888 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$700,000
Building Size:	11,888 SF
Number of Stories:	1
Year Constructed:	1907
Condition:	Good
Lot Dimensions:	100' x 165'
Acreage:	0.38
Closest Cross Street:	At Monroe St. & 11 th St.
County:	Lucas
Zoning:	CD
Parking:	20 spaces
Curb Cuts:	4
Street:	4 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & block
Structural System:	Wood & block
Roof:	Flat
Floors:	Concrete
Floor Coverings:	None
Ceiling Height:	12' to 14'
Basement:	No
Heating:	Gas
Air Conditioning:	In office
Power:	200 amps 3 phase
Restrooms:	5
Security System:	Yes
Overhead Doors:	4 – 8' x 10' & 10' x 12'
Sprinklers:	No
Signage:	Yes

BUILDING INFORMATION

Current Occupant:	Rocky's Body Shop
Occupancy Date:	At closing
Other Occupants:	Barber shop & car wash
Sign on Property:	Yes
Key Available:	No

2019 REAL ESTATE TAXES

TD:	12
Parcel:	16057
Assessor Number:	013-16017
Total Annual Taxes:	\$6,109.94

Comments:

- Body shop with parking area – 5 car carport.
- Car wash pays \$685.00 per month plus utilities.
- Barber shop pays \$650.00 per month plus utilities.
- 2 apartments – owner occupies 1 and the other apartment is currently vacant.
- Equipment for body shop is available for purchase separately from property.

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