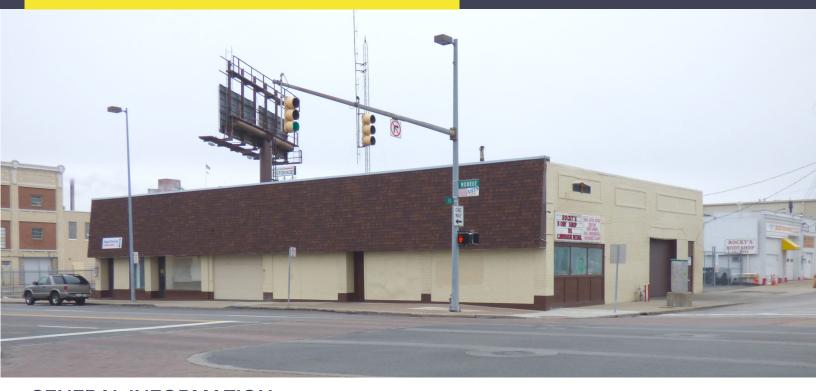
1013 MONROE ST. & 34 N. 11 TH ST. TOLEDO, OH 43624

COMMERCIAL BUILDING FOR SALE 11,888 Square Feet Available



FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

 Price:
 \$700,000

 Building Size:
 11,888 SF

Number of Stories:

Year Constructed: 1907
Condition: Good

Lot Dimensions: 100' x 165'

Acreage: 0.38

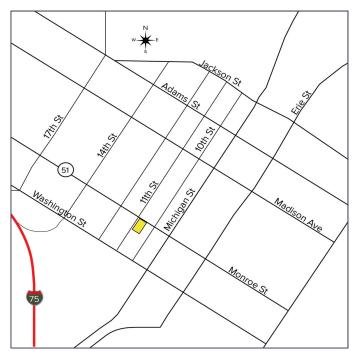
Closest Cross Street: At Monroe St. & 11 th St.

County: Lucas **Zoning:** CD

Parking: 20 spaces

Curb Cuts: 4

Street: 4 lane, 2 way



For more information, please contact:

KEN MARCINIAK, SIOR (419) 249 6302 kmarciniak@signatureassociates.com SIGNATURE ASSOCIATES

Four SeaGate, Suite 608 Toledo, Ohio 43604 www.signatureassociates.com

1013 Monroe Street, Toledo, OH 43624

Commercial Building For Sale

11,888 Square Feet AVAILABLE

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	ı
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.

