

5760 LEWIS AVENUE
TOLEDO, OH 43612

COMMERCIAL BUILDING FOR SALE
2,541 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

PRIME NORTH TOLEDO CORNER



GENERAL INFORMATION

Sale Price:	\$900,000
Building Size:	C-store – 1,773 sf Car wash – 768 sf
Number of Stories:	One
Year Constructed:	C-store – 1975 Car wash - 1994
Lot Dimensions:	208'x195'
Acreage:	1 acre gross per attached survey
Closest Cross Street:	Alexis Road
County:	Lucas
Zoning:	10-CR
Parking:	Per approved site plan
Curb Cuts:	Three
Street:	4 lane with center turn



For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680-7663 or (419) 249 6323
rkeleghan@signatureassociates.com

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

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BUILDING SPECIFICATIONS

Exterior Walls:	Metal
Structural System:	Metal
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	9'
Basement:	N/A
Heating:	Rooftop HVAC
Air Conditioning:	Rooftop HVAC
Power:	Toledo Edison
Restrooms:	Two
Security System:	Yes
Overhead Doors:	Two on car wash
Sprinklers:	No
Signage:	Pylon

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

2021 REAL ESTATE TAXES

TD:	22
Parcels:	05431
Assessor Number:	02904112
Total Taxes:	\$40,689.37

Comments:

- Over 43,685 ADT (9th busiest in Toledo).
- Prime North Toledo signalized corner on going home side from GM Powertrain to I-75.
- Immediate neighbors include: Target, Kroger, TJ Maxx, Office Max, Key Bank, Big Boy and McDonald's. Home Depot and Lowe's are across the street.
- 3.25 miles to I-75.
- ODOT Intersection ID: G9348
- All utilities available.
- Fuel tanks have been removed. No Further Action letter on file.
- Former BP with car wash.

For more information, please contact:

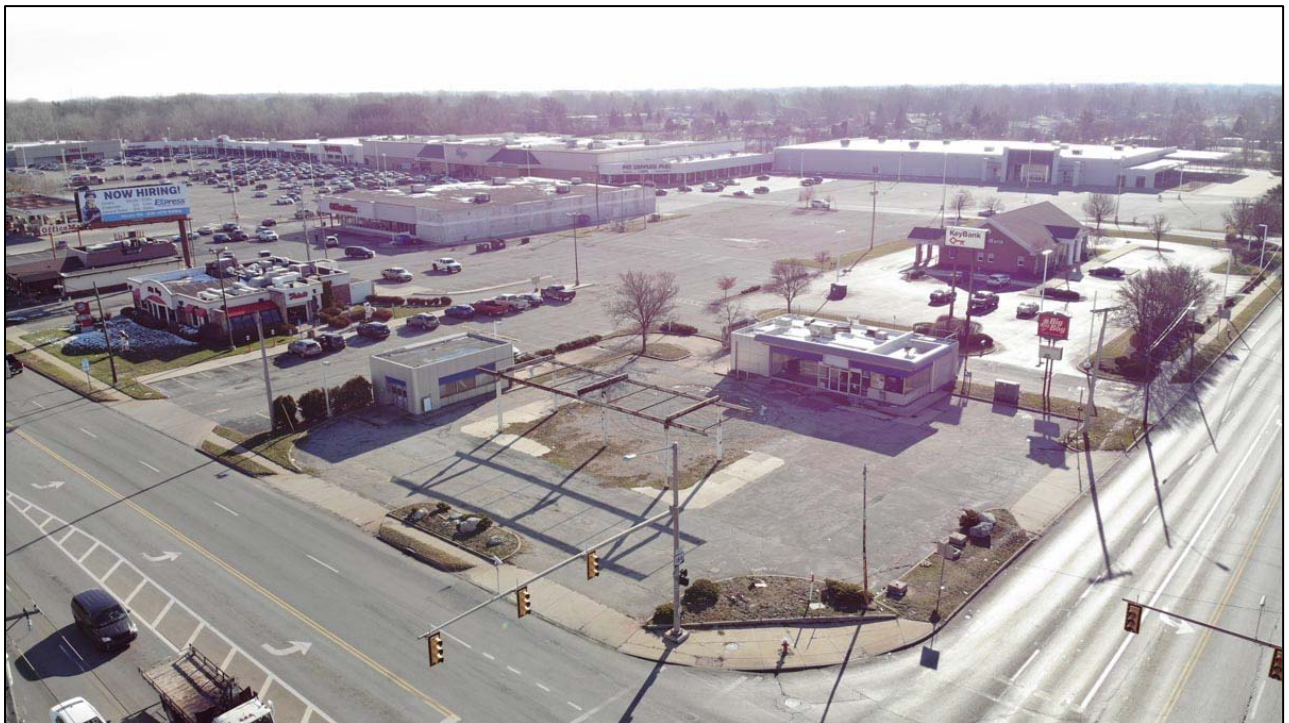
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LE PROJECT : 46341
CONTRACT : I-14608 & I-14831

ALTA / ACSM LAND TITLE SURVEY
PART OF SEC. 11, T9S, R7E
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

LEGAL DESCRIPTION

LEGAL DESCRIPTION: PART OF SECTION 11, TOWN 9 SOUTH, RANGE 7 EAST, CITY OF TOLEDO, LUCAS COUNTY, OHIO BOUNDARY AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT AT THE NORTHWEST CORNER OF SECTION 11, TOWN 9 SOUTH, RANGE 7 EAST; EAST S60°00'00" W 177.70 FEET TO THE CENTERLINE OF ALEXIS ROAD, 50 CALLED; AND ALEXIS ROAD, 50 CALLED;
 THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE CENTERLINE OF ALEXIS ROAD, A DISTANCE OF 400 FEET;
 THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 208.70 FEET;
 THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 208.70 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 11, SAID LINE ALSO BEING THE CENTERLINE OF LEWIS AVENUE, 50 CALLED;
 THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

EASEMENTS

ITEM #	GRANTEE	DESCRIPTION	RECORDED IN	EFFECTIVE DATE	ENCUMBRANCE
ITEM 10	TOLEDO Edison	EASEMENT	S.V. 807 P. 214	NOVEMBER 13, 2013	EASEMENT OVER ROADWAY, AS SHOWN
ITEM 11	STATE OF OHIO	EASEMENT	S.V. 1801 P. 300		7' WIDE EASEMENT FOR ALIAS ROAD, AS SHOWN
ITEM 12	STATE OF OHIO	EASEMENT	CAUSE NO. 10653		3' 10" EASEMENT, AS SHOWN
ITEM 13	TOLEDO Edison	EASEMENT	DEED 78-086006		10' WIDE EASEMENT AT SW PROPERTY CORNER, AS SHOWN
ITEM 14	TOLEDO Edison	EASEMENT	DEED 87-473108		7' WIDE EASEMENT AT NE PROPERTY CORNER, AS SHOWN
ITEM 15	INVESTMENTS	RESTRICTIONS	S.V. 25091217		DRIVEWAY ACCESS TO PROPERTY TO SW, UNABLE TO PLOT
ITEM 16	F&S INVESTMENTS	RESTRICTIONS	S.V. 20058181		USE RESTRICTIONS UNABLE TO PLOT
ITEM 17	F&S INVESTMENTS	RESTRICTIONS	S.V. 20058182		USE RESTRICTIONS UNABLE TO PLOT

THIS SURVEY DENOTES THE REAL PROPERTY AS CONTAINED IN THE REFERENCED TITLE WORK AND DELINEATES THE OUTLINE, DIMENSIONS, LOCATION, AREA, VOLUMES, FINANCING, LEASES, LIENS, UNRECORDED DOCUMENTS AND OTHER INTERESTS THEREIN. THESE MATTERS ARE NOT REFERRED TO HEREON.

ZONING

ZONE: C-1 - RESIDENTIAL COMMERCIAL
 FRONT YARD SETBACK: 20 FEET EXCEPT AS SHOWN
 SIDE YARD SETBACK: 5 FEET EXCEPT AS SHOWN
 REAR YARD SETBACK: 10 FEET EXCEPT AS SHOWN
 HEIGHT: 35 FEET EXCEPT AS SHOWN
 SIGNAGE: 10' MAXIMUM HEIGHT ABOVE 2' MIN. CLEARANCE
 BUILDING HEIGHTS: 35' MAX
 BUILDING COVERAGE: 85% MAX
 PARKING REQUIREMENTS: VARY BASED UPON USE PER TOLCO CODE 1107.0300
 PER TOLCO ORDINANCE 120200-10000 COUNTY PLANNING COMMISSION 418-245-1200

WARNING

UNDERGROUND UTILITIES IN AREA. CONTRACTOR SHALL VERIFY AND LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION. CALL 811 FOR UTILITY LOCATION. 1-800-368-2784
 CONTRACTOR SHALL IDENTIFY AND CONTACT ALL CITY COMPANIES THAT MAY BE PARTICIPATE IN THE CONSTRUCTION SYSTEM.
 THERE IS AN OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING ADDITIONS IN RECENT MONTHS. LEWANDOWSKI ENGINEERS IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY STRUCTURE OR PROPERTY OR PERSONS OR PROPERTY THEREIN IS NOT OBSERVABLE. CONTRACTOR SHALL VERIFY AND LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION. CALL 811 FOR UTILITY LOCATION. 1-800-368-2784
 DUMP, SUMP OR SANITARY LANDFILL.

PARKING REQUIREMENTS

1 PER SQUARE FOOT = 8 SPACES
 2 PER CARPORT = 2 = 0 SHORT 2 SPACES
 NOT IN THESE SPACES APPLICABLE AT END OF BUILDING TRAIL.

ENCROACHMENTS

APPR. 8.5' N.

LEGEND

- ELECTRIC
- OVERHEAD
- ELECTRIC
- OVERHEAD
- CURB INLET
- ELECTRIC
- WARRANT
- WARRANT
- VALVE
- POWER POLE
- YARD LIGHT
- TRAFFIC SIGNAL
- SI SIGN
- MONITORING WELL
- SI SIGN
- SUPPORT
- TRANSFORMER
- MORNING, FENCE
- SURVEY MARKER (ROUND/SET)
- DENOTES SCHEDULE "B" ITEMS

REVISION
 TITLE COMPANY
 02/11/14



ADDRESS
 5760 LEWIS AVE
 TOLEDO, OH 43612
 PARCEL # 22-08427
 TDP# 22-08427

FLOODPLAIN
 FLOOD PLAIN
 MAP # 20050077-E
 EFFECTIVE AUGUST 16, 2011

AREA
 GROSS: 43,358.89 1,600
 IN P.W. 14,287.45 5,328
 NET: 29,071.44 2,872

CERTIFICATION

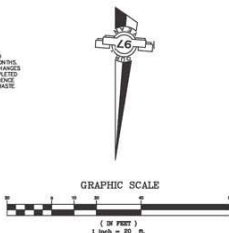
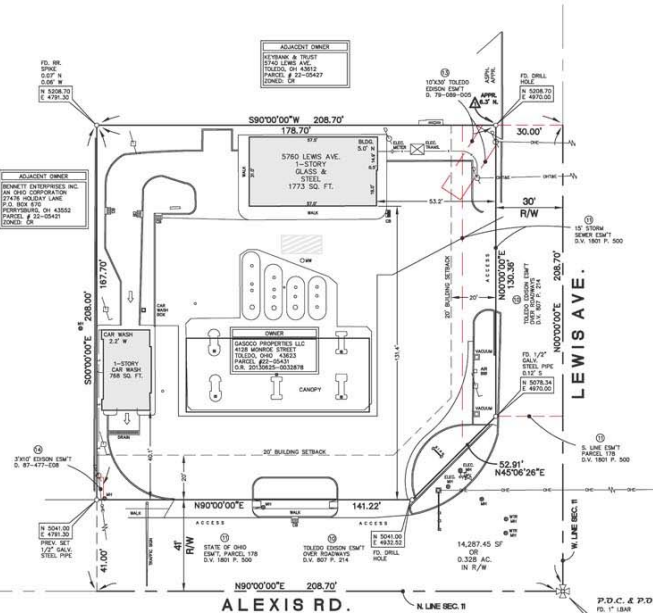
TO SADDLEBACK VALLEY HOLDINGS, LLC, FIRST LARRENCE TITLE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP ON PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 10A, 10B, 11A, 13, 14, 16, 17, & 18 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 02/11/2014.
 DATE OF PLAT OR MAP: 02/11/2014.

MATTHEW D. LEWANDOWSKI, STATE OF OHIO #1478

LEWANDOWSKI ENGINEERS
 CIVIL ENGINEERS & SURVEYORS
 THE CHIEF BLDG 234 N. ERIE ST.
 TOLEDO, OHIO 43604
 V: 419.255.4111 F: 419.255.4112
 WWW.LEWANDOWSKIENGINEERS.COM

ALTA / ACSM LAND TITLE SURVEY
PT. OF SEC. 11, T9S, R7E
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 08/19/2013 SCALE: 1"=50'
 DRAWN: JLA DWG # 46341
 CHECKED: MSL DTP # 46341
 BOUNDARY: RPL AUTOCAD RELEASE 2004
 TDP#: RPL
 UTILITIES: JLA



DP: ALEXIS & LEWIS

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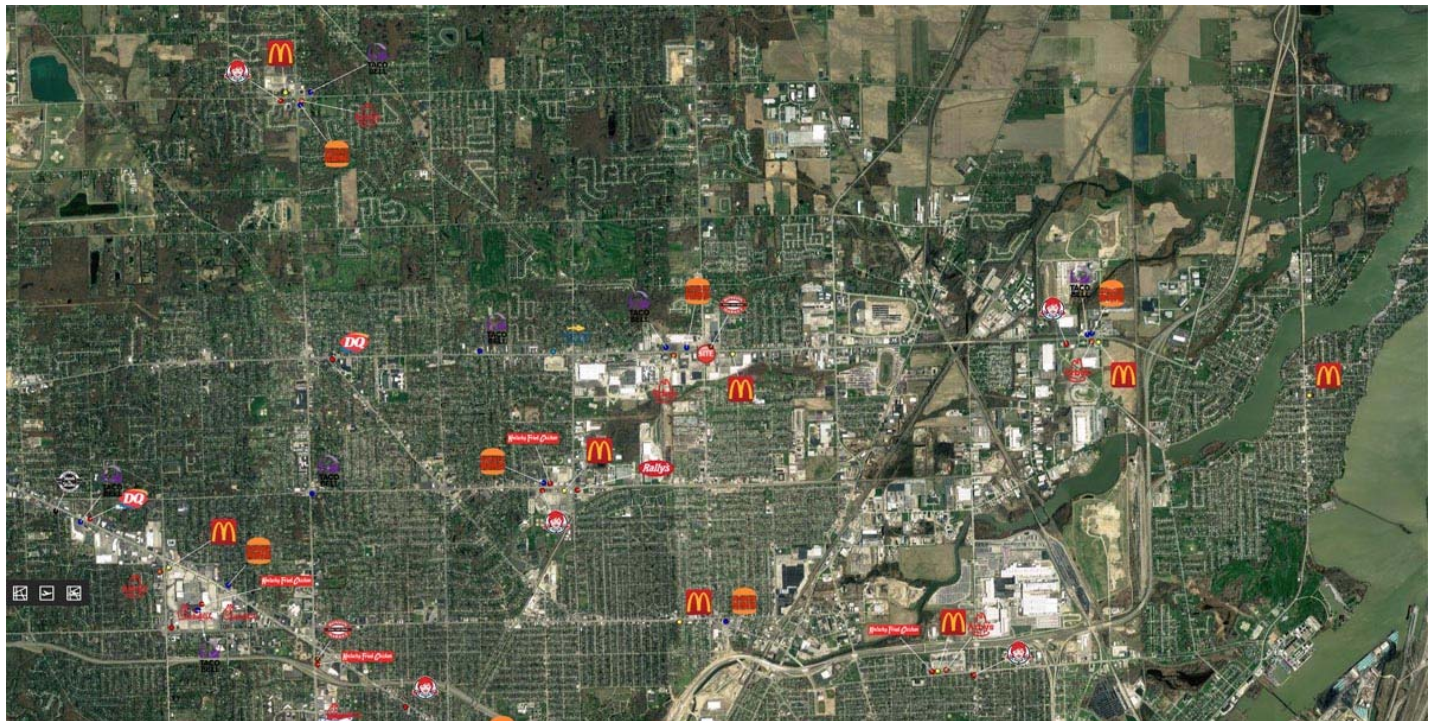
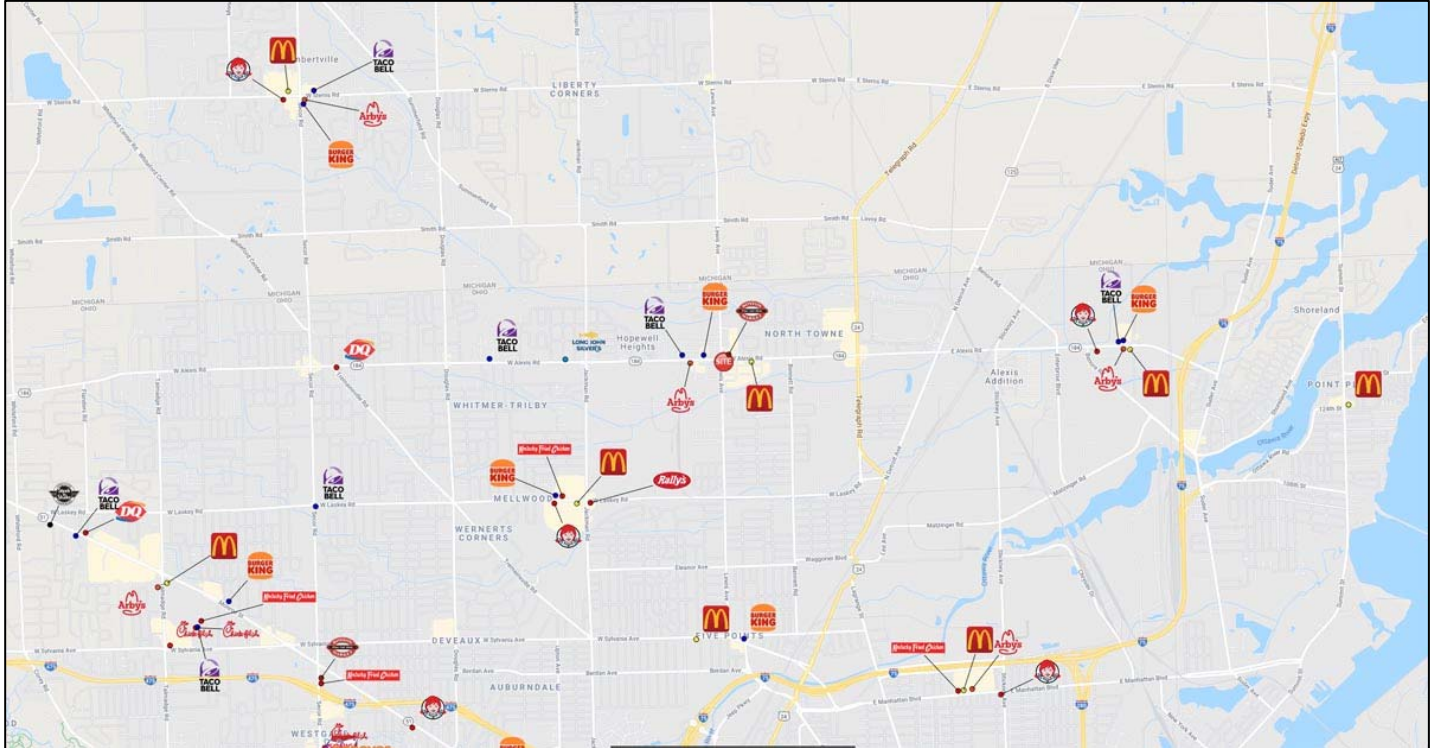
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on letter on file.

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Fast Food Map



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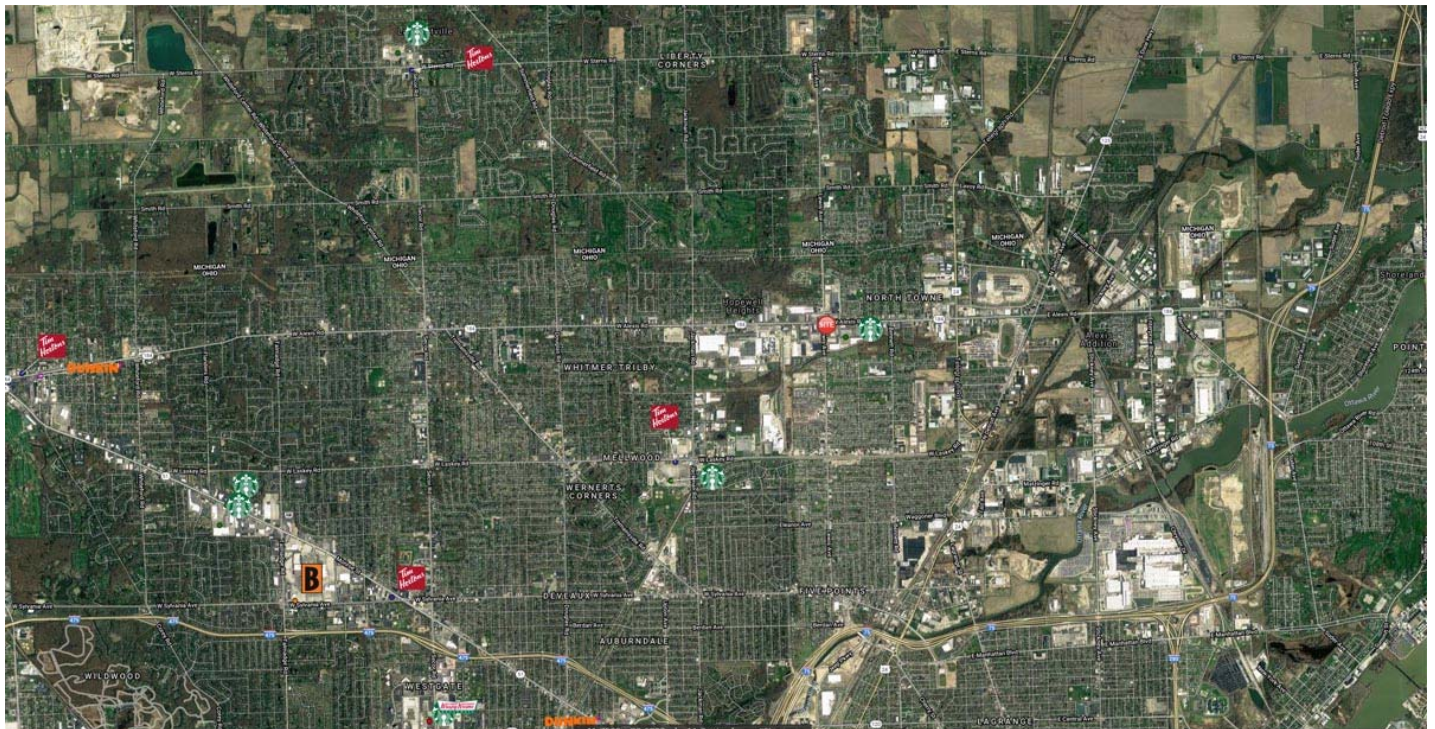
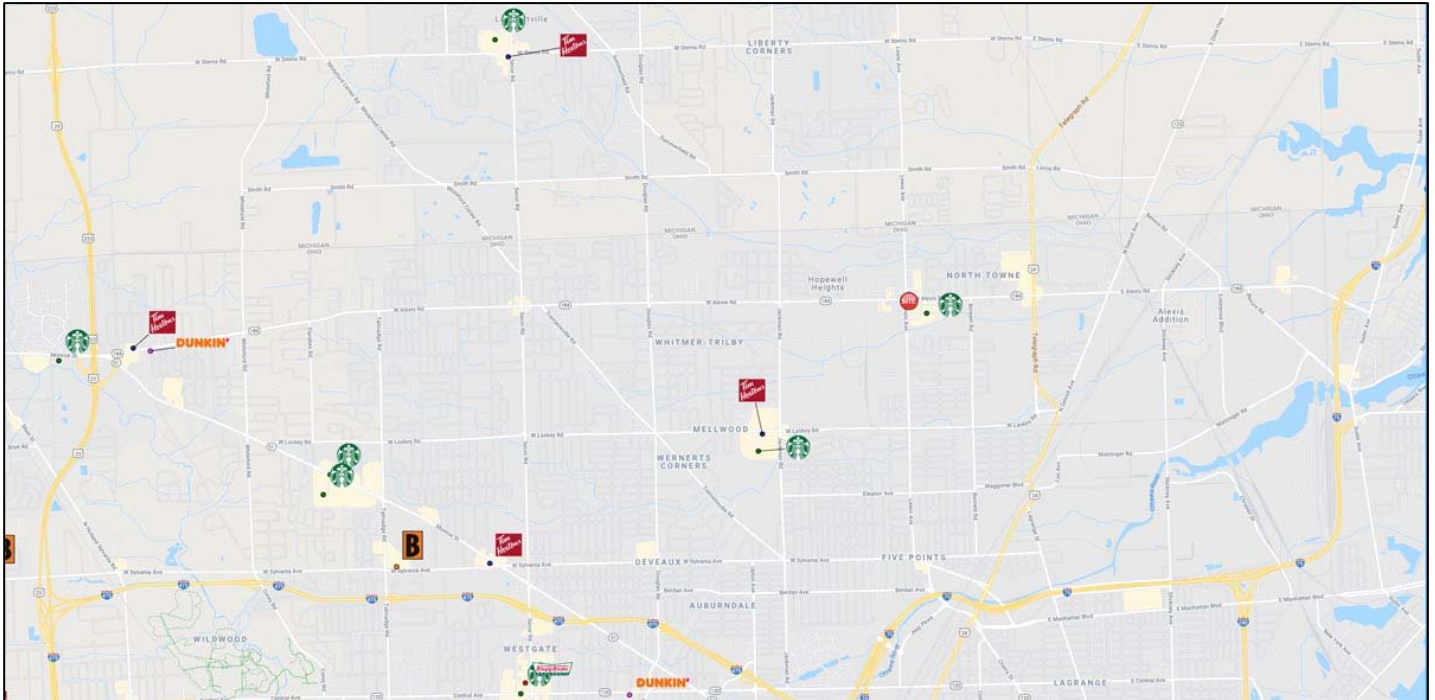
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Coffee Shop Map



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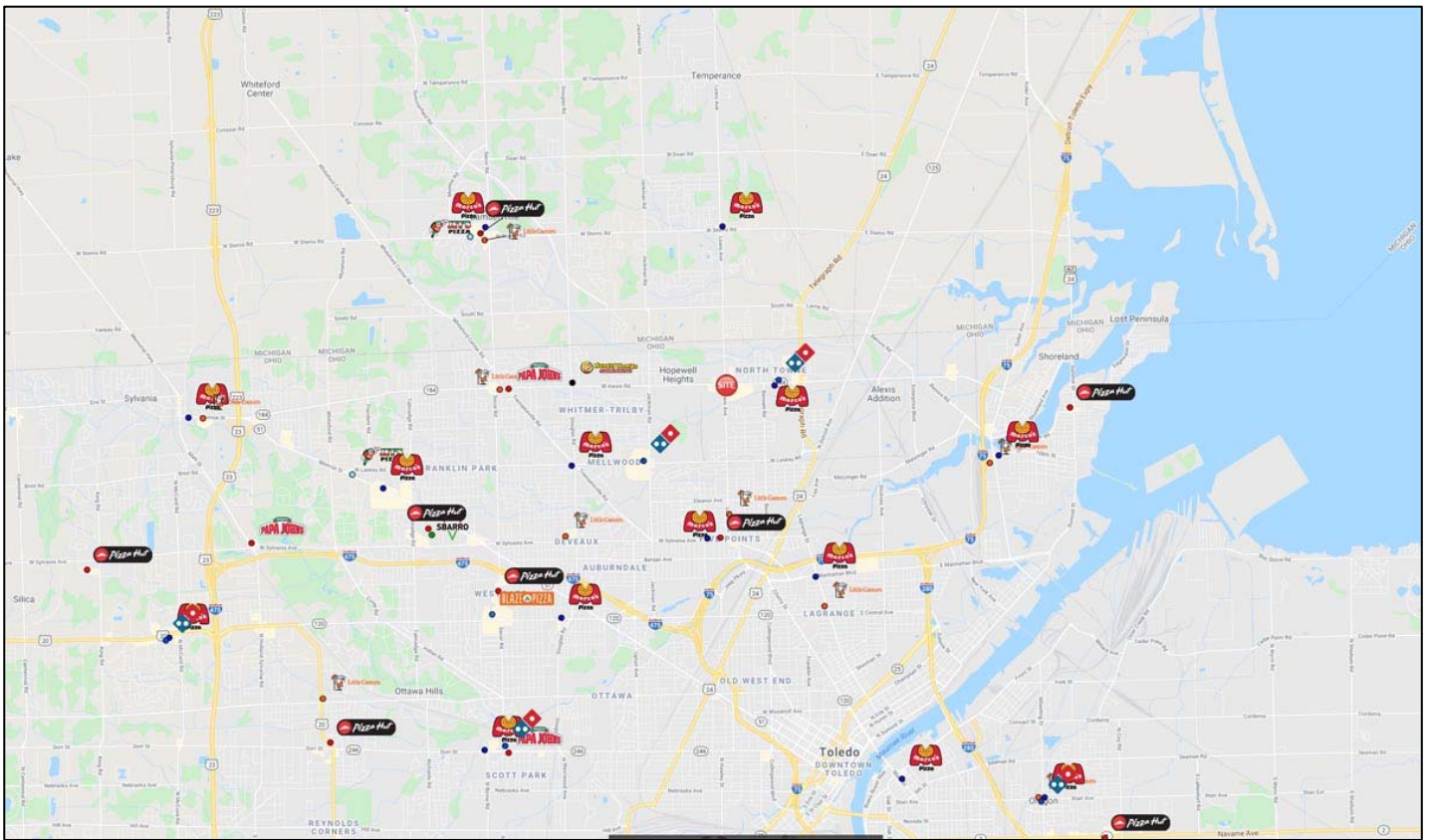
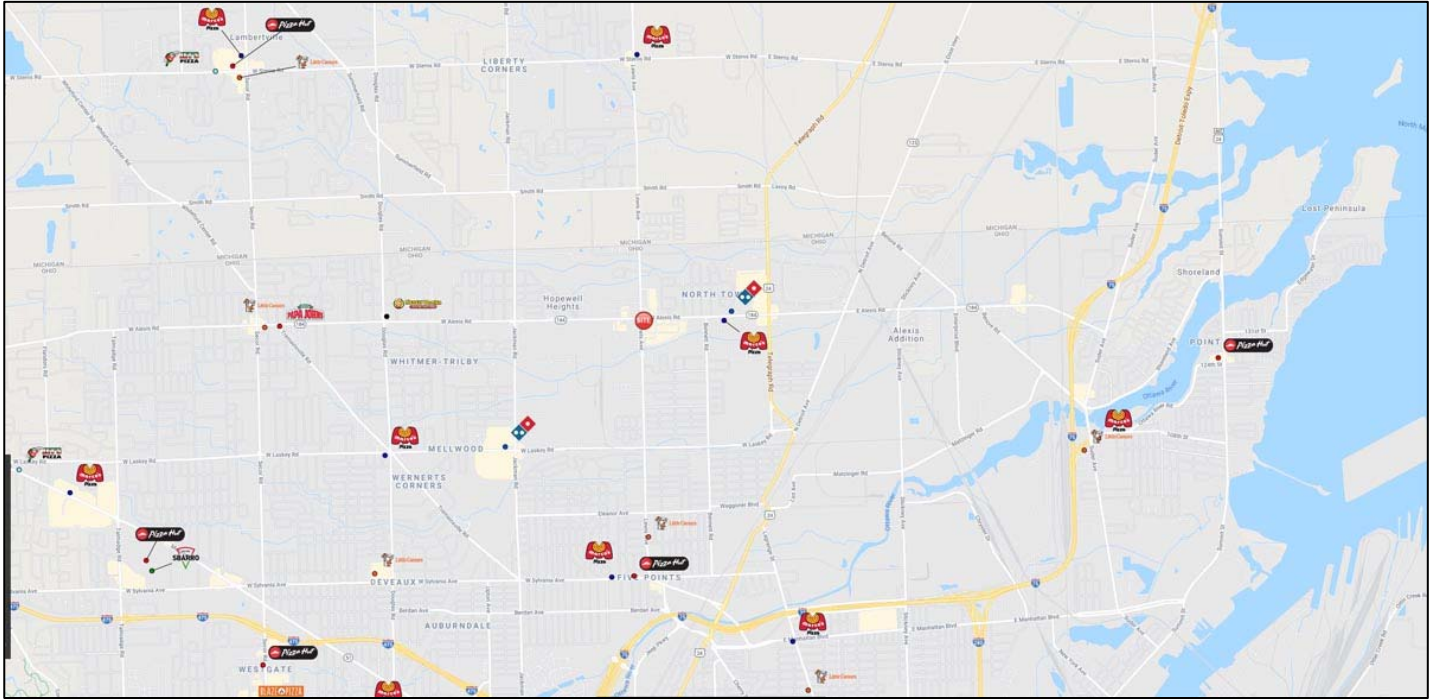
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Pizza Restaurant Map

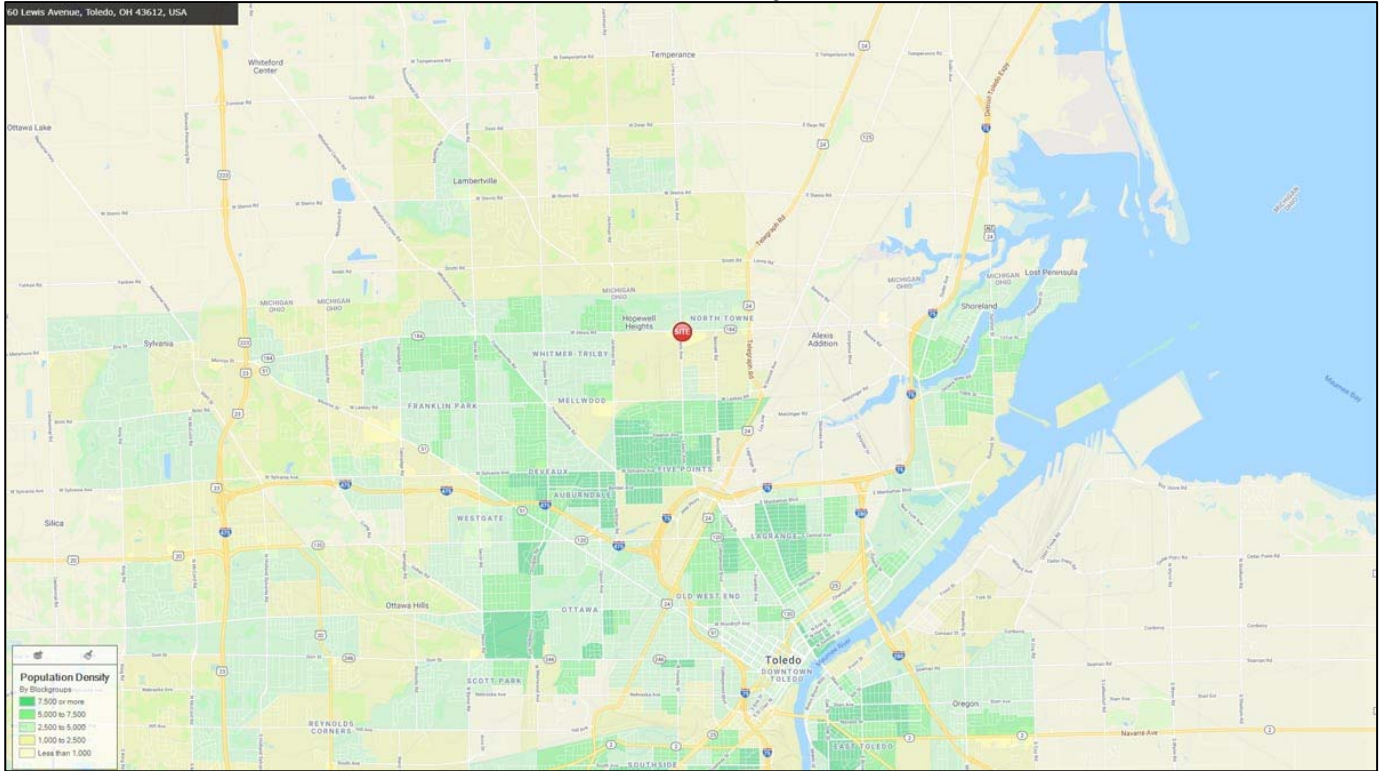


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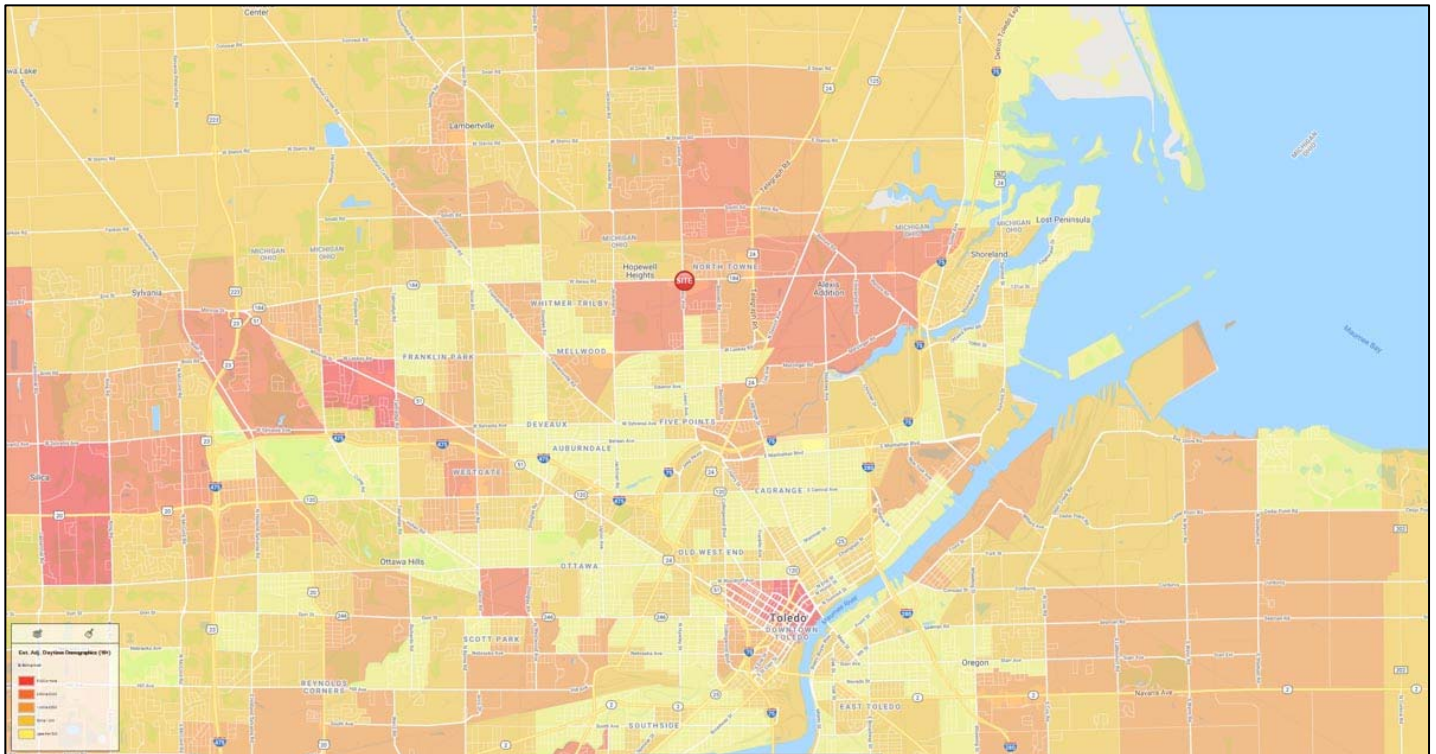
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Population Density Map



Daytime Population Map



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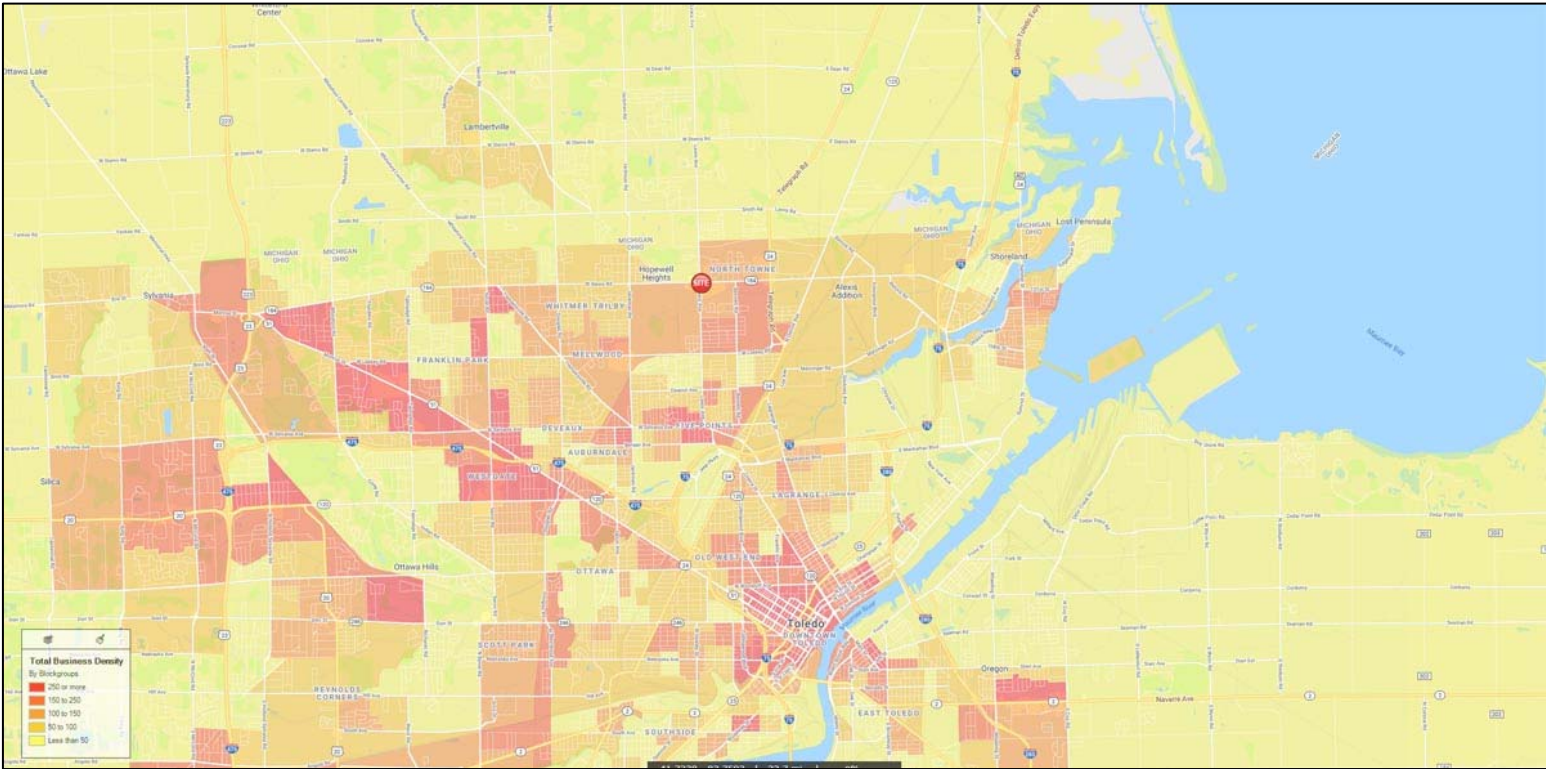
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Business Density Map



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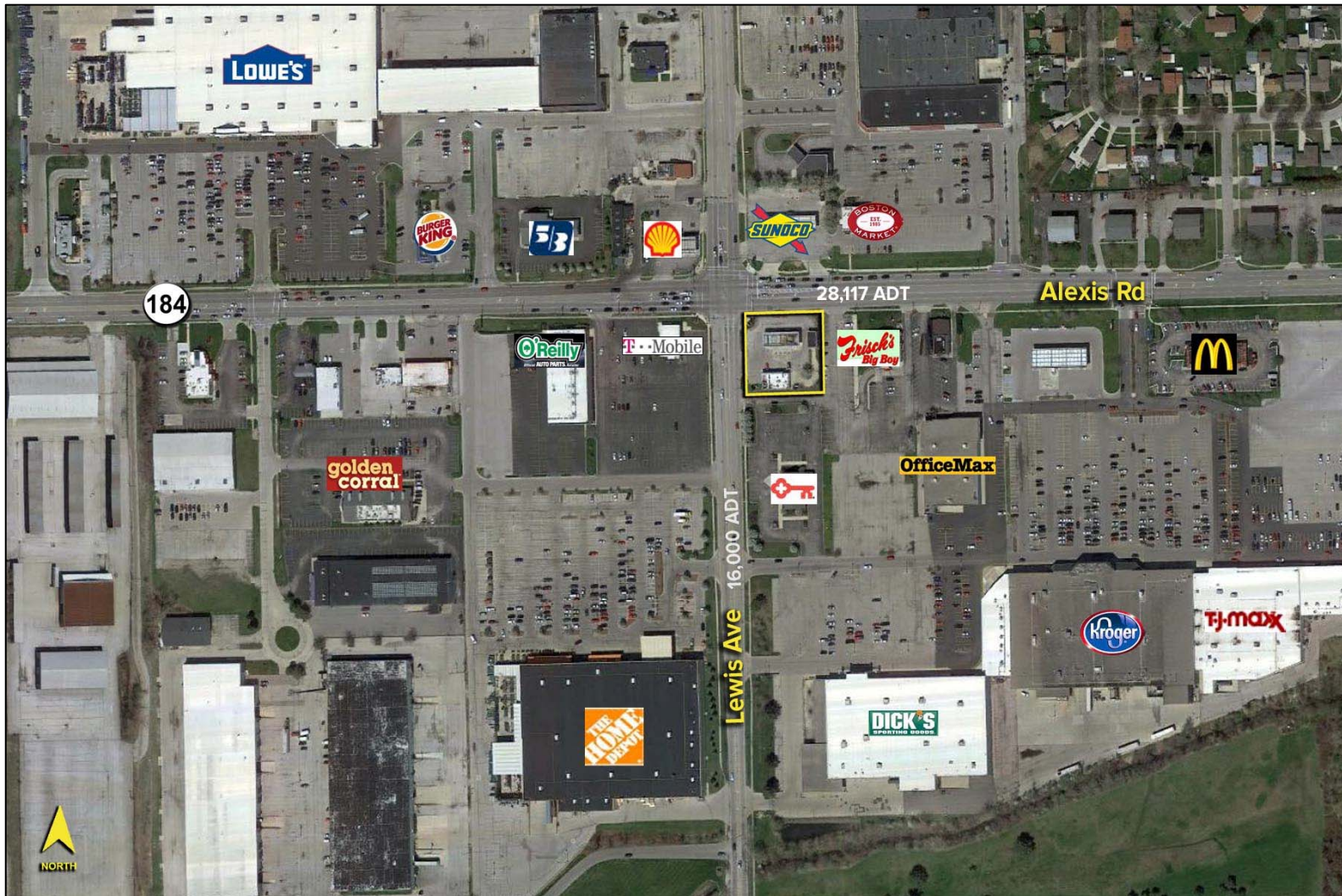
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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DEMOGRAPHICS		
	Population	Average HH Income
1 mile	8,683	\$47,988
2 mile	34,720	\$54,176
3 mile	72,168	\$54,268

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