

3622 UPTON AVENUE  
TOLEDO, OH 43613

COMMERCIAL BUILDING FOR SALE  
2,520 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**LINCOLN CLEANERS**



## GENERAL INFORMATION

|                       |                          |
|-----------------------|--------------------------|
| Price:                | \$55,000                 |
| Building Size:        | 2,520 square feet        |
| Number of Stories:    | One                      |
| Year Constructed:     | 1949                     |
| Condition:            | Good                     |
| Lot Dimensions:       | 60' x 118'               |
| Acreage:              | 0.16 acres               |
| Closest Cross Street: | Loxley                   |
| County:               | Lucas                    |
| Zoning:               | CR – Regional Commercial |
| Parking:              | 8 spaces                 |
| Curb Cuts:            | Two                      |
| Street:               | 2 lane, 2 way            |



\* All building specs are per Lucas County Auditor

For more information, please contact:

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

# 3622 Upton Avenue, Toledo, OH 43613

## Commercial Building For Sale

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AVAILABLE

### BUILDING SPECIFICATIONS

|                    |                              |
|--------------------|------------------------------|
| Exterior Walls:    | Brick                        |
| Structural System: | Block & steel joist          |
| Roof:              | Flat rubber & pitch shingled |
| Floors:            | Concrete                     |
| Floor Coverings:   | VCT tile                     |
| Ceiling Height:    | 10' – 14'                    |
| Basement:          | No                           |
| Heating:           | Boiler                       |
| Air Conditioning:  | Window                       |
| Power:             | 400amp                       |
| Restrooms:         | Two                          |
| Security System:   | Yes                          |
| Overhead Doors:    | One – 8' x 9'                |
| Sprinklers:        | No                           |
| Signage:           | Pylon                        |

### BUILDING INFORMATION

|                   |                  |
|-------------------|------------------|
| Current Occupant: | Lincoln Cleaners |
| Occupancy Date:   | January 1, 2020  |
| Other Occupants:  | None             |
| Sign on Property: | Yes              |
| Key Available:    | Appointment only |

### 2020 REAL ESTATE TAXES

|                  |            |
|------------------|------------|
| TD:              | 05         |
| Parcels:         | 09784      |
| Assessor Number: | 03191024   |
| Total Taxes:     | \$2,407.99 |

### Comments:

- Long standing dry cleaners. Retiring December 31, 2019.
- Equipment available.

For more information, please contact:

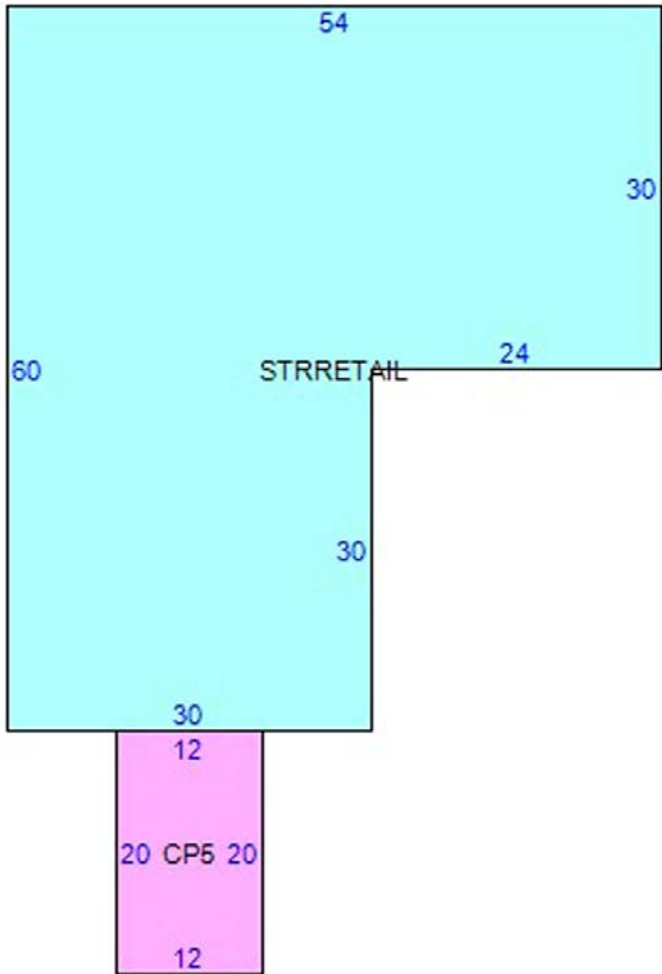
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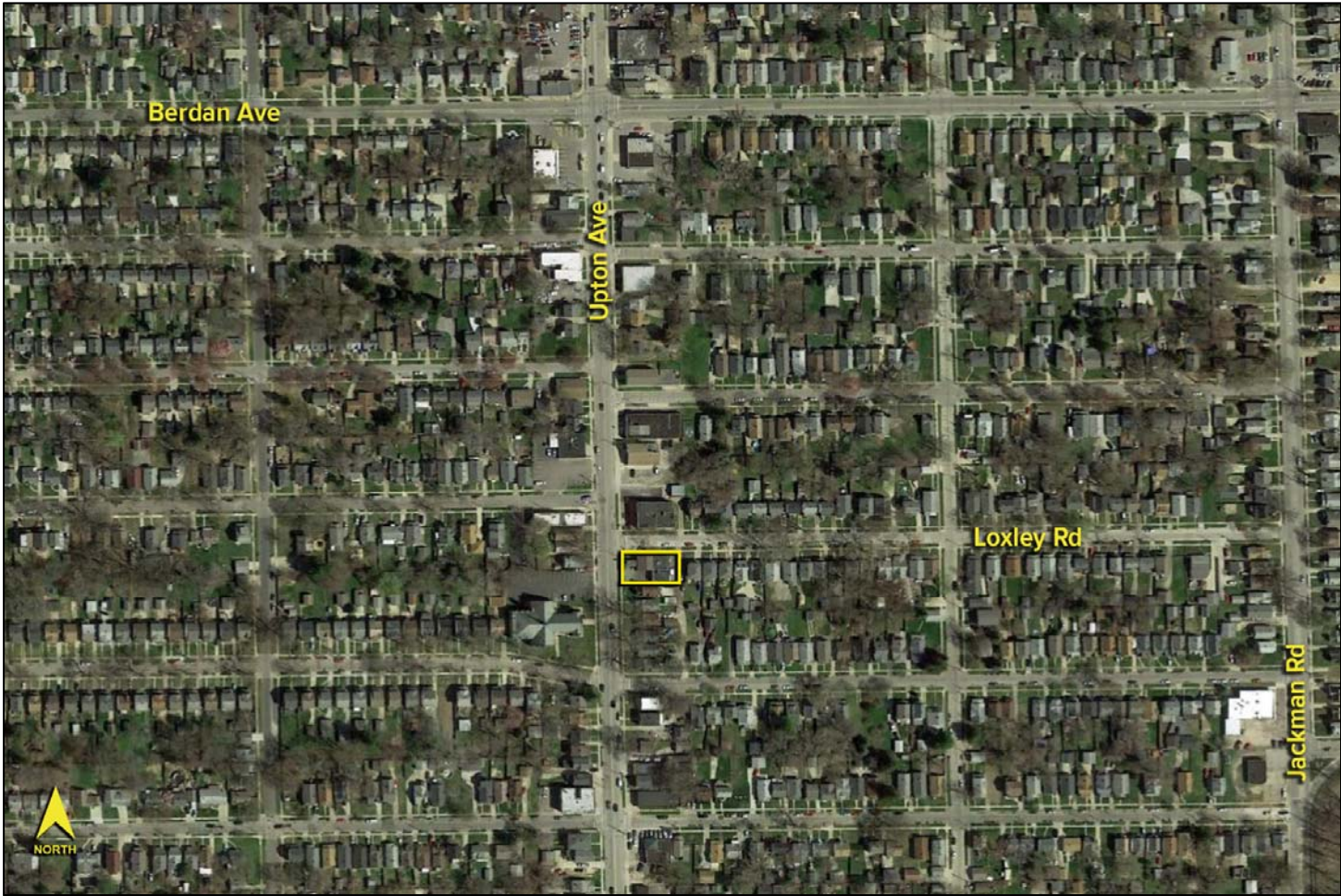
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