



AUTO SALVAGE YARD FOR SALE

5846 & 70 N. DETROIT, TOLEDO, OH 43612

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$629,900
Building Size:	8,000 SF +/- 2,100 SF +/-
Parcel #:	22-70077, 22-70057
Acreage:	7+ Acres
Lot Size:	290' x 1070'
Zoning:	General Industrial

PROPERTY OVERVIEW

- Current vehicle salvage yard
- Three buildings on property
- Three lifts in garage
- Three bedroom rentable home or could be an office

TRAFFIC COUNT

- 2,882 VPD on N. Detroit (2018)
- 21,237 VPD on W. Alexis Ave. (2018)

DEMOGRAPHICS (2010 U.S. CENSUS)

	1 MILE	3 MILES	5 MILES
Total Households	2,187	24,042	73,365
Total Population	5,489	61,203	182,845
Average HH Income	\$45,412	\$49,176	\$46,854

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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