

4801 LEWIS AVENUE
TOLEDO, OH 43612

COMMERCIAL BUILDING FOR SALE
2,400 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$115,000
Building Size:	2,400 SF
Number of Stories:	2
Year Constructed:	1939
Condition:	Good
Lot Dimensions:	50' x 114'
Acreage:	0.133
Closest Cross Street:	Hawk Street
County:	Lucas
Zoning:	CN – Neighborhood Commercial
Parking:	8 spaces
Curb Cuts:	1
Street:	2 lane



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

4801 Lewis Avenue, Toledo, OH 43612

Commercial Building For Sale

2,400
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block with wood joist
Roof:	Flat rubber
Floors:	Hardwood
Floor Coverings:	Vinyl & carpet
Ceiling Height:	9 ft.
Basement:	Yes – with restroom
Heating:	GFA
Air Conditioning:	Yes – window unit
Power:	100 amp
Restrooms:	1 per floor
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Up to 30 days after closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes

2020 REAL ESTATE TAXES

TD:	09
Parcels:	62697
Assessor Number:	03004006
Total Annual Taxes:	\$2,573.69

Comments:

- First floor office/retail.
- Second floor 3-bedroom apartment with deck.
- Live and work opportunity or potential rent income.
- 2 car garage.
- Clean dry basement currently used as storage with half bath.
- Updated electrical.

For more information, please contact:

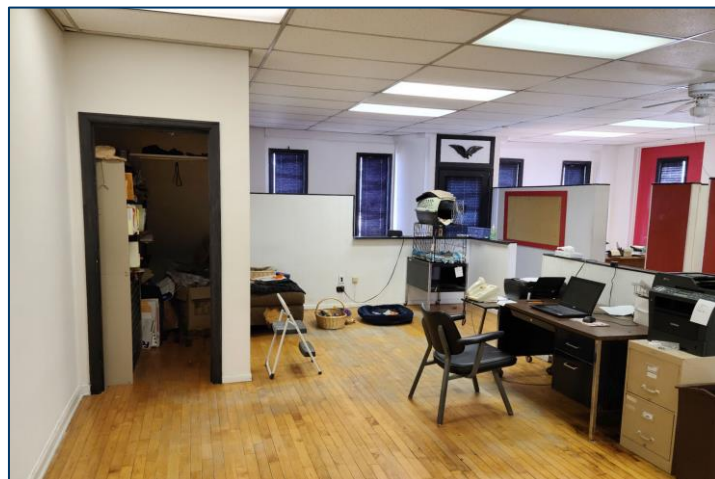
JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

4801 Lewis Avenue, Toledo, OH 43612

Commercial Building For Sale

2,400
Square Feet
AVAILABLE



1st Floor Office



2nd Floor Apartment



2nd Floor Apartment – Living Room



2nd Floor Hallway



2nd Floor Bath

For more information, please contact:

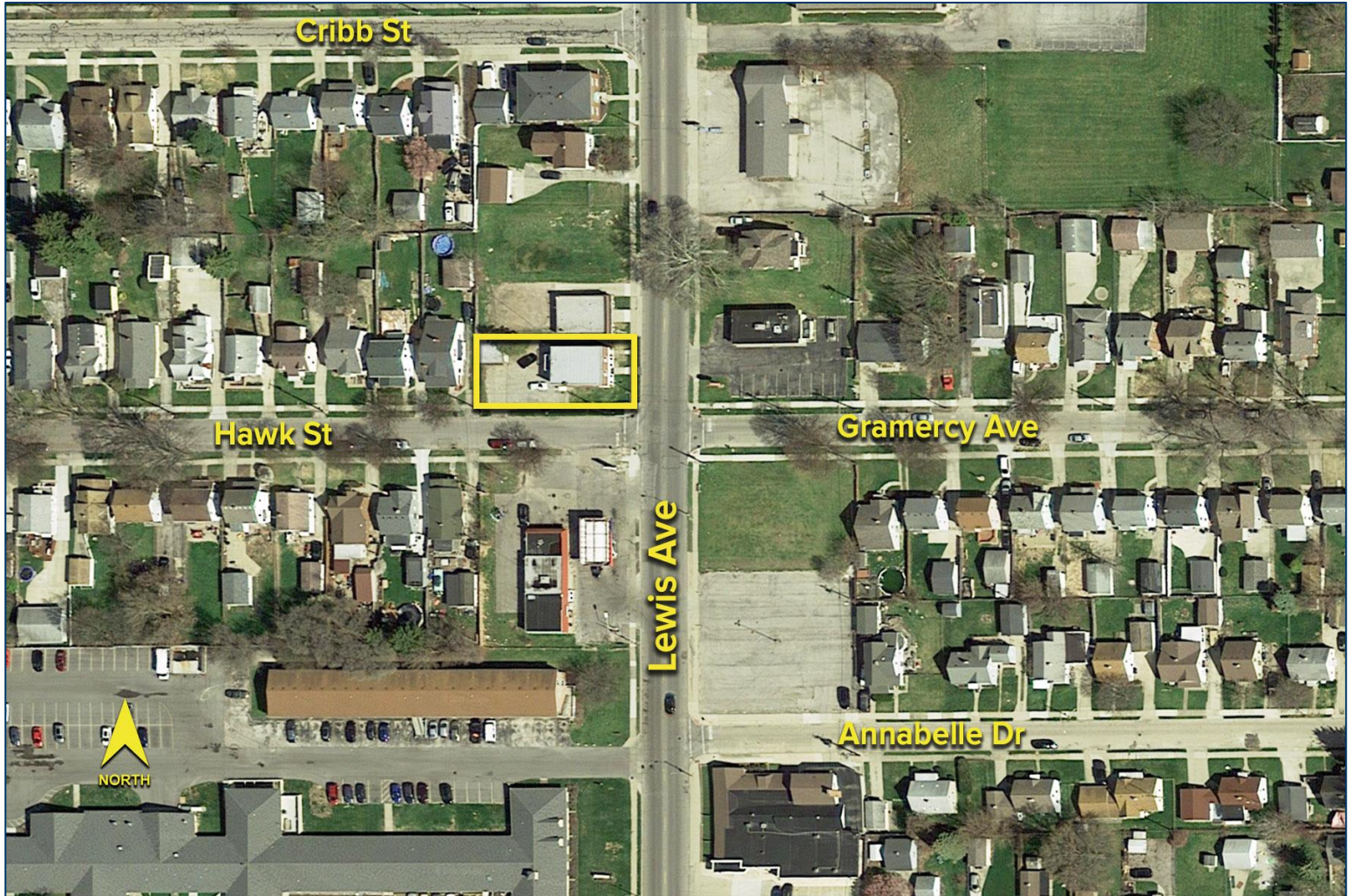
JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

4801 Lewis Avenue, Toledo, OH 43612

Commercial Building For Sale

2,400
Square Feet
AVAILABLE



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	16,861	\$50,984
3 MILE	94,502	\$48,634
5 MILE	211,237	\$50,254

TRAFFIC COUNTS (TWO-WAY)

15,551	W. Laskey Road
12,250	Lewis Avenue

For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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