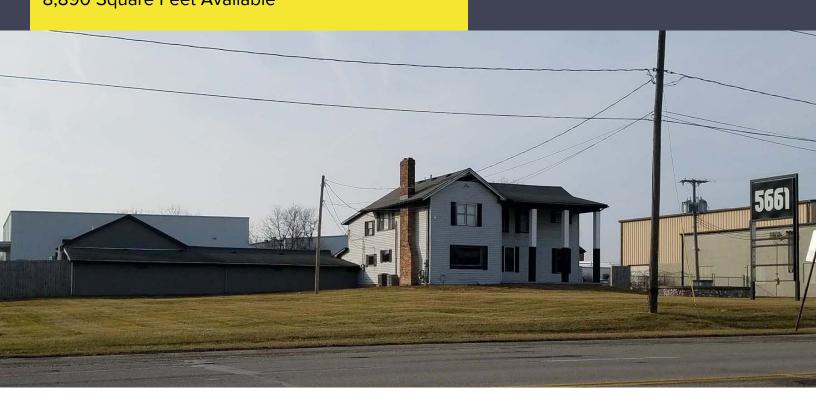
5661 TELEGRAPH ROAD TOLEDO, OHIO 43612



FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDING FOR SALE & LEASE 8,890 Square Feet Available



GENERAL INFORMATION

Sale Price: \$300,000

Lease Rate: \$3,500/month NNN
Building Size: 8,890 square feet

Number of Stories: Two

Year Constructed: 1862 (remodeled 2015)

Condition: Good
Lot Dimensions: Irregular
Acreage: 1.90*

Closest Cross Street: Alexis Road

County: Lucas

Zoning: CR – Regional Commercial

Parking: 40 spaces

Curb Cuts: One

Street: 4 lane with center turn



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

5661 Telegraph Road, Toledo, OH 43612

Commercial Building For Sale or Lease

8,890 Square Feet AVAILABLE

BUILDING SPECIFICATIONS		
Exterior Walls:	Wood	
Structural System:	Wood with wood joist	
Roof:	Pitched shingle & torchdown	
Floors:	Wood & concrete	
Floor Coverings:	Vinyl and ceramic tile, carpet	
Ceiling Height:	9'	
Basement:	No	
Heating:	Gas Forced Air	
Air Conditioning:	Central	
Power:	200a	
Restrooms:	Four	
Security System:	Yes	
Overhead Doors:	No	
Sprinklers:	No	
Signage:	Facia & pylon	

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2019 REAL ESTATE TAXES		
TD:	22	
Parcel:	04841, 04938	
Assessor Number:	02-904-079.0, 153.0	
Total Taxes:	\$8,094.04	

Comments:

- Very clean.
- Possible redevelopment site.
- Across the street from Ann Arbor Rail terminal.
- Approximately 1.5 miles to I-75.
- Parking in the rear.
- Owner will consider owner financing for qualified prospect.

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