

5661 TELEGRAPH ROAD
TOLEDO, OHIO 43612



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ASSOCIATES**
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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:

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

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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

BUILDING INFORMATION

Current Occupant:	Club 5661
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	No – shown by appointment

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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