

5532 DOUGLAS ROAD
TOLEDO, OH 43613



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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDING FOR SALE
1,176 Square Feet Available



GENERAL INFORMATION

| | |
|------------------------------|----------------|
| Price: | \$117,900 |
| Building Size: | 3,588 SF |
| Number of Stories: | 2 |
| Year Constructed: | 1965 |
| Condition: | Good |
| Lot Dimensions: | 48' x 134' |
| Acreage: | 0.154 |
| Closest Cross Street: | Roseview Drive |
| County: | Lucas |
| Zoning: | RD-6 |
| Parking: | 10 spaces |
| Curb Cuts: | 1 |
| Street: | 2 way, 2 lane |



For more information, please contact:

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

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BUILDING SPECIFICATIONS

| | |
|--------------------|-------------------------------------|
| Exterior Walls: | Vinyl siding & concrete block |
| Structural System: | Wood joist |
| Roof: | Shingle |
| Floors: | Concrete |
| Floor Coverings: | Carpet & vinyl tile |
| Ceiling Height: | 8' 2" |
| Basement: | No |
| Heating: | Gas Forced Air |
| Air Conditioning: | Central |
| Power: | 200 amps |
| Restrooms: | 3 – 1 in each suite; 1 in apartment |
| Security System: | No |
| Overhead Doors: | Yes |
| Sprinklers: | No |
| Signage: | None |

BUILDING INFORMATION

| | |
|-------------------|-----------------------------|
| Current Occupant: | Vacant |
| Occupancy Date: | Upon closing |
| Other Occupants: | Rocket Transportation, Inc. |
| Sign on Property: | No |
| Key Available: | Lockbox |

2019 REAL ESTATE TAXES

| | |
|------------------|------------|
| TD: | 23 |
| Parcels: | 26014 |
| Assessor Number: | 03-626-011 |
| Total Taxes: | \$2,350.59 |

Comments:

- The first floor is set up for two tenants. Rocket Transportation occupies 1,260 square feet (includes a small garage and an overhead door) and pays \$600 per month plus utilities with a lease that expires March 31, 2020. The second suite is vacant and is 1,176 square feet which is all office.
- The second floor is a 1,152 square foot apartment with rental income of \$550.00 per month.



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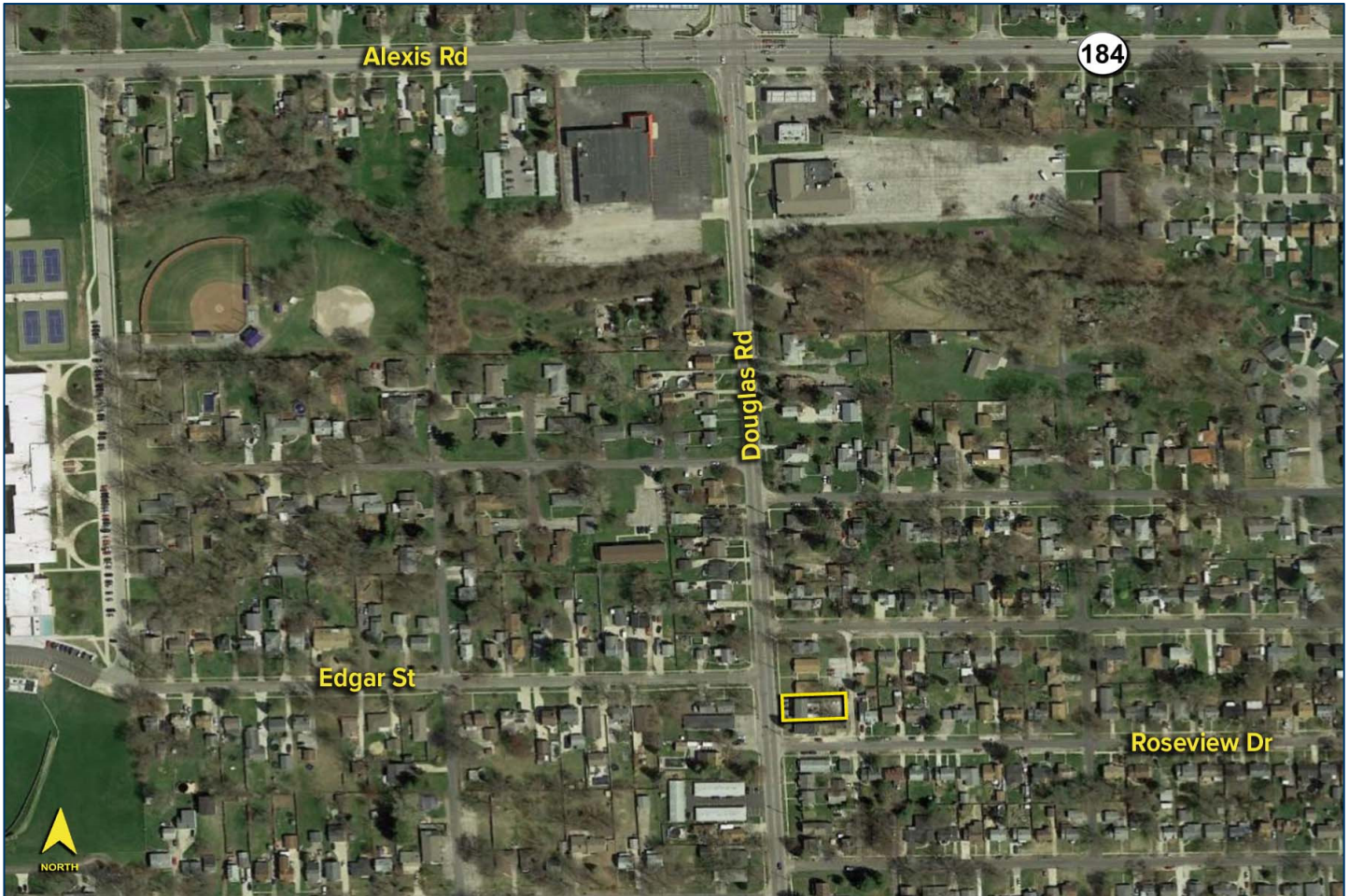
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Projected Proforma

Total Gross Scheduled Rental Income **\$13,800**

Less: Operating Expenses

Real Estate Taxes/Assessments \$ 2,350.00

Property Insurance \$ 968.00

Repairs & Maintenance \$ 750.00

Lawn Care & Snow Removal \$ 389.00

Sewer and Water \$ 1,800.00

Total Operating Expenses **\$6,257**

Net Operating Income **\$7,543**

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