

4864-4902 DOUGLAS ROAD
TOLEDO, OHIO 43613

INDUSTRIAL BUILDING FOR SALE
6,670 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$199,000
Building Size:	6,670 square feet
Number of Stories:	One
Year Constructed:	1951-whse, 1918-house, 1985-renovated
Condition:	Good
Acreage:	0.429 acres
Land Dimensions:	119'x150'
Closest Cross Street:	Tremainsville Rd & Laskey Rd
County:	Lucas
Zoning:	CR & RM-36
Parking:	6 spaces
Curb Cuts:	One
Street:	4 lane with center turn



For more information, please contact:

ZACK LIBER
(419) 249 6325 or (419) 367 4331
zliber@signatureassociates.com

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

BUILDING SPECIFICATIONS

Office Space:	1,000 square feet
Shop Space:	5,670 square feet
Exterior Walls:	Brick
Structural System:	Steel beam/cinder block
Roof:	Composite
Floors/Coverings:	Concrete
Ceiling Height:	9' – 16'
Basement:	No
Heating:	Gas furnace/drop down gas heater
Air Conditioning:	Window unit
Power:	120a/480v/3-phase
Security System:	No
Restrooms:	On site
Overhead Door:	One – 11'x15'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Per code
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Ace Products
Occupancy Date:	Upon closing for warehouse MTM tenant for house
Sign on Property:	Yes
Key Available:	No – see listing agent

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2020 REAL ESTATE TAXES

TD:	23
Parcel:	39721, 24
Assessor Number:	03647025, 24
Total Taxes:	\$5,776.48

Comments:

- Residential rental property generating \$700/month. House is 1,387 square feet, 3 bed, 3 bath.
- Located 1 block from 5-point intersection.
- Airlines throughout. Comes with 5hp, 60 gallon air compressor.

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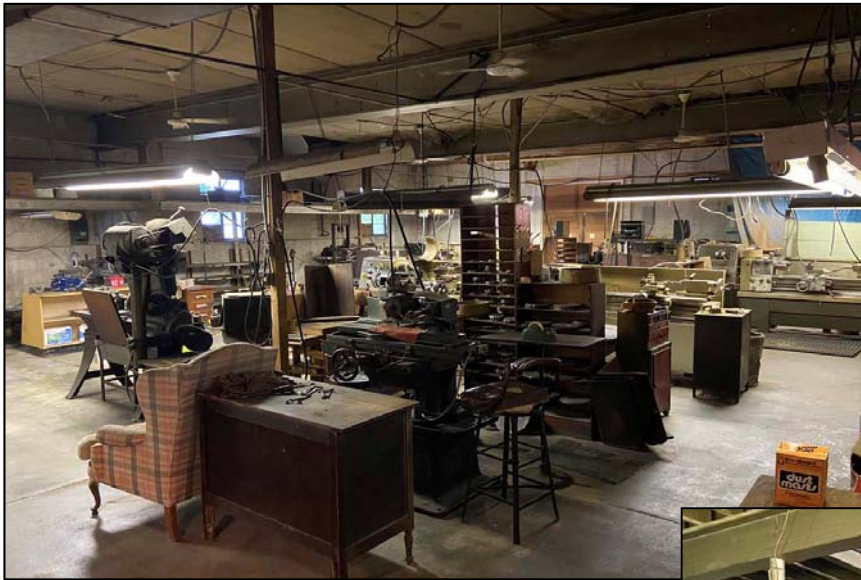
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