



INDUSTRIAL BUILDING FOR SALE

3217 SOUTH AVE., TOLEDO, OH 43609

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$125,000
Price / SF:	\$16.23
Building Size:	7,700 SF (Total of 3 buildings)
Lot Size:	0.92 Acres
Year Built:	1961
Zoning:	Limited Industrial
County:	Lucas
Parking Spaces:	30

PROPERTY HIGHLIGHTS

- Well maintained building
- Great location for shop/business
- Clear span shop area with retail in front
- Fenced lot with rolling security gate
- Convenient location
- Currently rented month to month by Mick Electric Company for \$1,200 per month and utilities paid by tenant

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,188	37,499	100,889
Total Population	9,597	92,040	241,348
Average HH Income	\$33,954	\$49,368	\$53,090

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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BUILDING INFORMATION

Building One SF	4,000 SF
Shed One SF	1,000 SF (3 sliding doors)
Shed Two SF	2,700 SF (4 - 10' O/H doors)
Zoning	Limited Industrial
Parking Spaces	30+
Curb Cuts	One
Year Built	1961
Construction Type	Brick/Block
Number Of Floors	1
Electrical	120-240v 200 amp single phase
Restrooms	2
Roof	Rolled Rubber (2012)
Ceiling Height	8'-12'
Floor Coverings	Slab
Over Head Doors	Two (10' x 10') one with electric opener
Cranes	None
Floor Drains	No

UTILITIES

Electric	Toledo Edison - \$109/mo
Gas	Columbia Gas - \$145/mo
Water/Sewer	City of Toledo - \$77/mo

ANNUAL REAL ESTATE TAXES

Parcel #	20-00647
Net General	\$5,214.98
Net Special	\$393.46
	\$5,608.44

PROPERTY VALUTATION

Land	\$24,600
Building	\$131,600
Total	\$156,200



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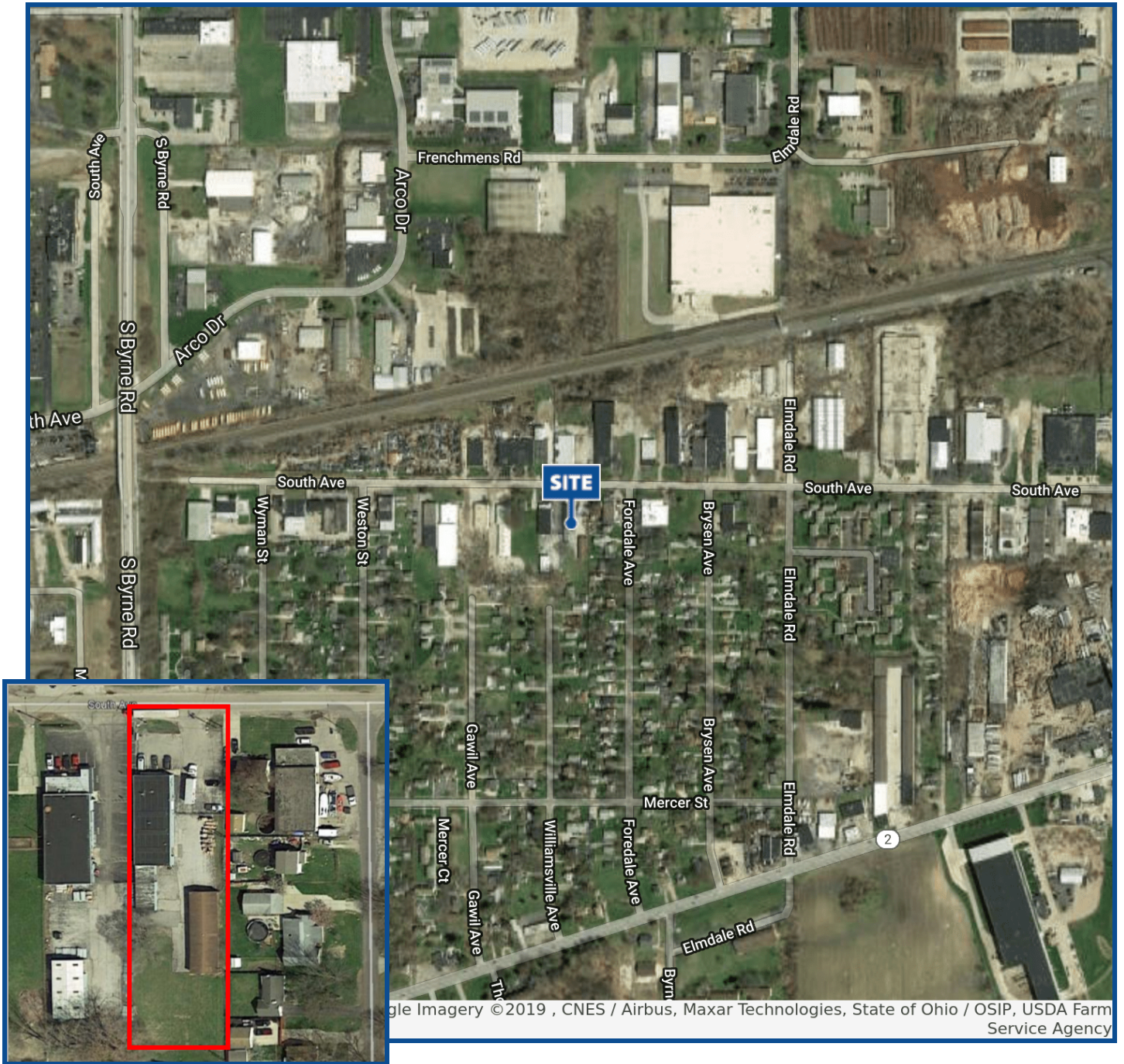
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