



AUTO REPAIR SHOP FOR SALE

2843 YORK ST., TOLEDO, OH 43605

"Innovative Solutions at Work"



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Sale Price: | \$214,900 |
| Price / SF: | \$40.86 |
| Building Size: | 5,260 SF |
| Lot Size: | 2.17 Acres |
| Year Built: | 1986 |
| Zoning: | C-55 Light Industrial |
| County: | Lucas |

PROPERTY HIGHLIGHTS

- Full service auto repair shop with state of the art paint booth
- Five overhead doors
- Equipment included with sale
- \$600 monthly income from one small tow lot
- \$250 monthly income from second small lot

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,837 | 20,181 | 50,640 |
| Total Population | 4,903 | 50,252 | 127,886 |
| Average HH Income | \$44,909 | \$42,737 | \$40,219 |

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.

JEFF LINKS

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| PROPERTY SPECIFICATIONS | |
|-------------------------|---------------------------|
| County | Lucas |
| Area Of City | East Toledo - Near Oregon |
| Nearest Intersection | Wheeling |
| Zoned | C-55 Light Industrial |
| Parcel # | 13 Parcels |
| Street | 2 lane asphalt |
| Acreage | 2.17 |
| Parking Spaces | 10 |
| Curb Cuts | 2 |
| Total Building Size | 5,260 SF |
| Units | 1 |
| Year Complete | 1986 |

| PROPERTY SPECIFICATIONS | |
|-------------------------|--|
| Floors | Concrete |
| Construction | Masonry |
| Overhead Doors | 3 - 9' x 10', 2 - 12' x 12', 1 - 14' x 10' |
| Electrical | 200 amp |
| HVAC | Gas Radiant Heat & Forced Air |
| Roof | Asphalt Shingle |
| Ceiling Height | 15' |
| 2 Air Compressors | 1 - 7 1/2 HP, 80 gallon 1 - 5 HP, 60 gallon |
| Restrooms | 2 with shower |
| Security System | Alarm & Camera |
| Property Taxes | \$7,376.32/year |



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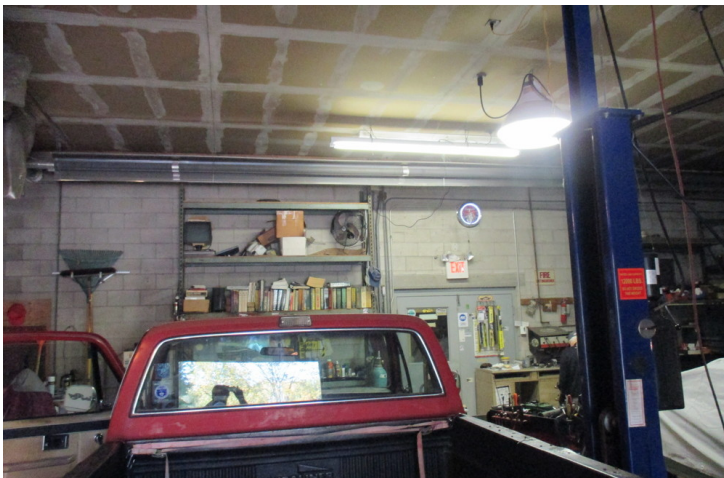
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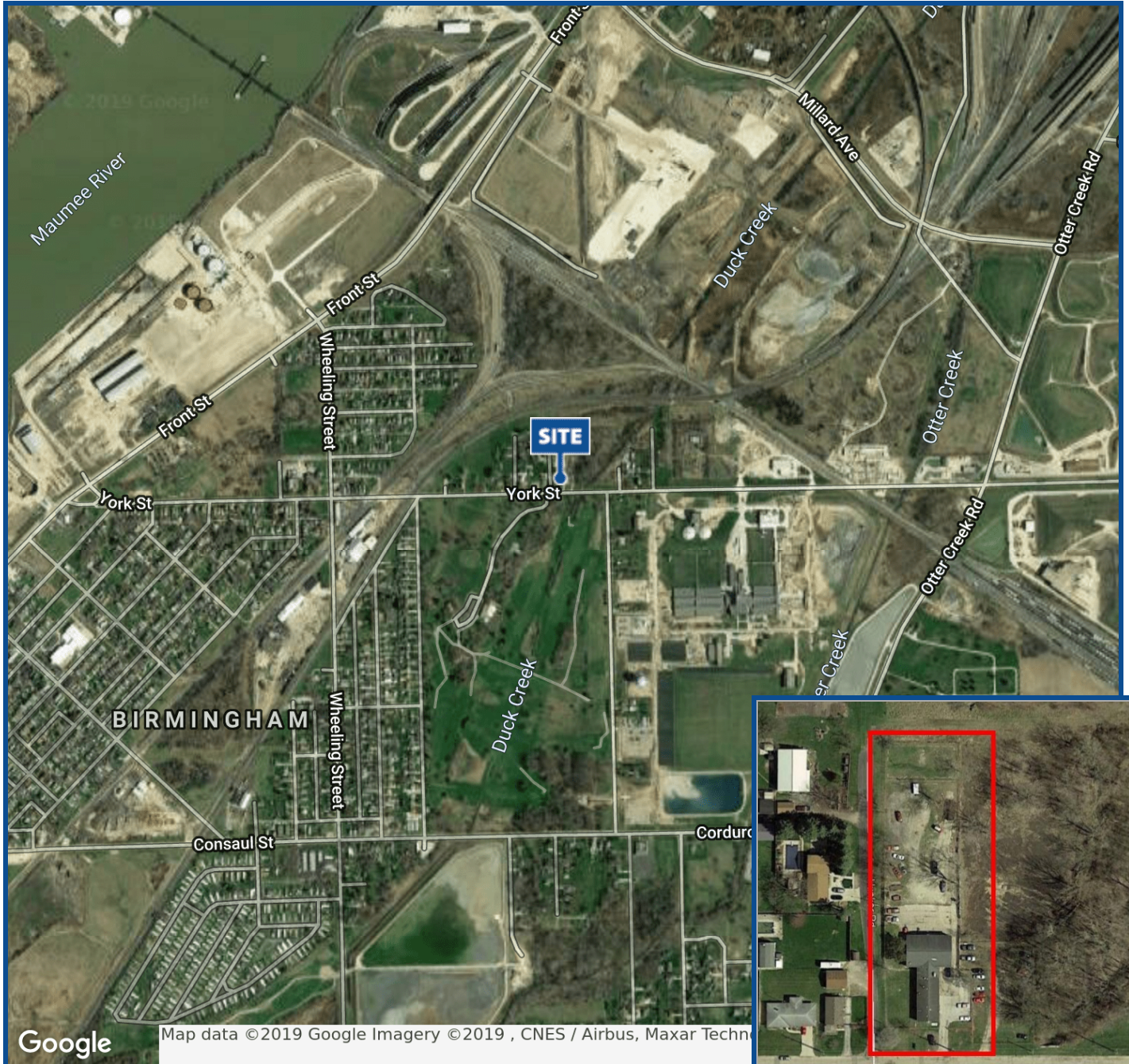
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