

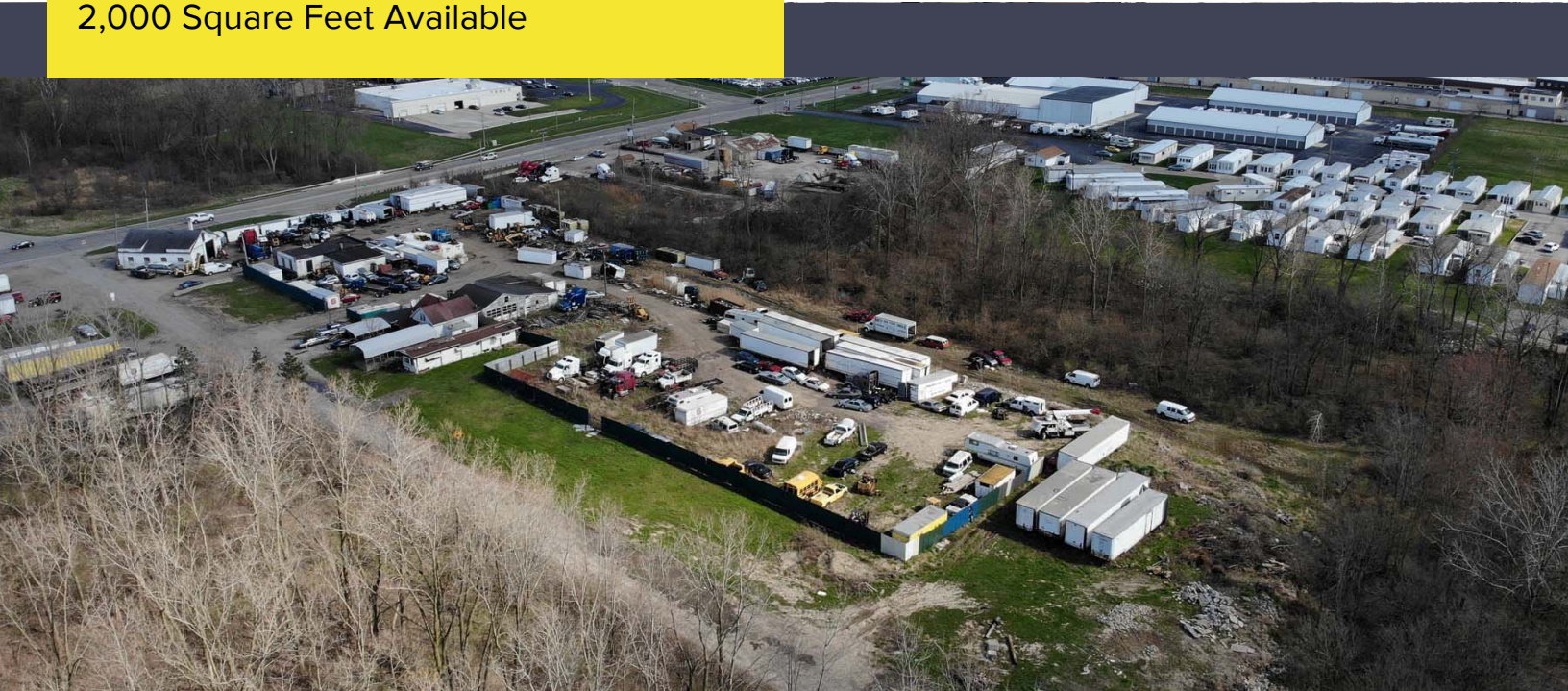
6231 TELEGRAPH ROAD
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE
2,000 Square Feet Available



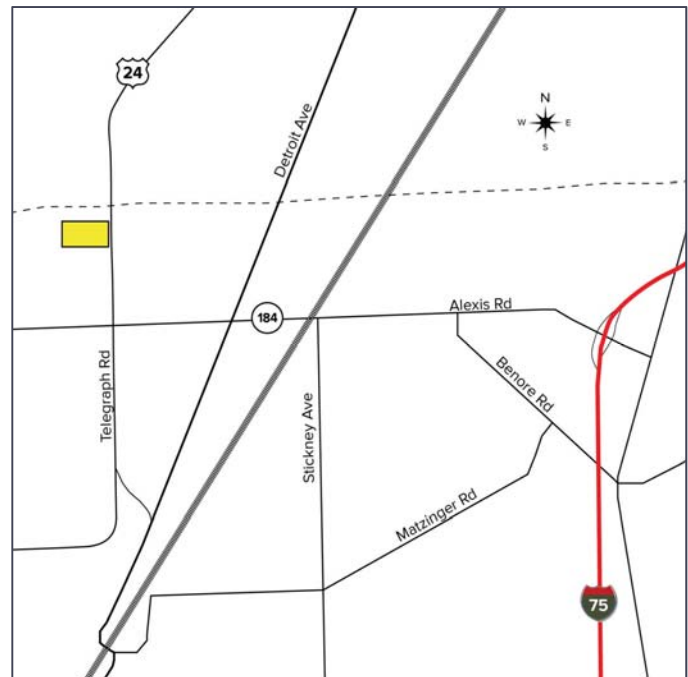
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

| | |
|-----------------------|-----------------------------------|
| Sale Price: | \$299,000 |
| Building Size: | 2,000 sf (50'x40'x14.5') |
| Number of Stories: | One |
| Year Constructed: | 1922 – remodeled in 1956 |
| Condition: | Fair |
| Acreage: | 8.75 acres |
| Land Dimensions: | Irregular |
| Closest Cross Street: | Alexis Road |
| County: | Lucas |
| Zoning: | Mixed – Comm/Ind/Res (See lister) |
| Parking: | On site |
| Curb Cuts: | Five |
| Street: | 4 lane with center turn |



For more information, please contact:

ZACK LIBER
(419) 249 6325
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

BUILDING SPECIFICATIONS

| | |
|--------------------|-------------------------|
| Office Space: | 300± square feet |
| Shop Space: | 1,700± square feet |
| Exterior Walls: | Concrete |
| Structural System: | Concrete w/wood support |
| Roof: | Shingle |
| Floors/Coverings: | Concrete |
| Ceiling Height: | 14'5" |
| Basement: | No |
| Heating: | Wood burner |
| Air Conditioning: | No |
| Power: | 100 amp |
| Security System: | No |
| Restrooms: | No |
| Overhead Door: | Three – 14'x12' |
| Truck Well/Dock: | No |
| Sprinklers: | No |
| Signage: | No |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | Unknown |

BUILDING INFORMATION

| | |
|-------------------|--------------------------|
| Current Occupant: | Dom Co. Towing |
| Occupancy Date: | 30-60 days after closing |
| Sign on Property: | Yes |
| Key Available: | Yes |

UTILITIES

| | |
|-----------------|----------------|
| Electric: | Toledo Edison |
| Gas: | Propane |
| Water: | City of Toledo |
| Sanitary Sewer: | At street |
| Storm Sewer: | At street |

2020 REAL ESTATE TAXES

| | |
|------------------|-------------|
| TD: | 22 |
| Parcel: | 01001 |
| Assessor Number: | 02919001 |
| Total Taxes: | \$11,605.02 |

Comments:

- 2 older structures on the property (condition unknown).
- Underground tanks were removed by current owner.
- 1 mobile home and 1 residential house on the property (occupied by Owner).
- House is heated by propane. Other structures are heated by wood burner.

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Industrial Building For Sale

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