

2249 TREMAINSVILLE ROAD  
(AKA 2251 TREMAINSVILLE ROAD)  
TOLEDO, OH 43613



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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDING FOR SALE  
2,652 Square Feet Available



**PRICE REDUCED**

## GENERAL INFORMATION

<b>Price:</b>	\$115,000
<b>Building Size:</b>	2,652 square feet
<b>Number of Stories:</b>	One
<b>Year Constructed:</b>	1956
<b>Condition:</b>	Well-maintained
<b>Lot Dimensions:</b>	66'x78.54'
<b>Acreage:</b>	0.119 acres
<b>Closest Cross Street:</b>	Oak Grove Pl
<b>County:</b>	Lucas
<b>Zoning:</b>	CR – Regional Commercial
<b>Parking:</b>	8 spaces
<b>Curb Cuts:</b>	Two
<b>Street:</b>	2 lane, 2 way



For more information, please contact:

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

# 2249 Tremainsville Road, Toledo, OH 43613

## Commercial Building For Sale

2,652  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block/steel
Roof:	Flat rubber – recoated in 2020
Floors:	Poured concrete
Floor Coverings:	Tile
Ceiling Height:	9' – 10'
Basement:	Yes – full unfinished
Heating:	Roof mounted HVAC w/air
Air Conditioning:	Central
Power:	100a/280v
Restrooms:	Yes
Security System:	Yes
Overhead Doors:	Yes – 8'x12'
Sprinklers:	No
Signage:	Facia
Floor drains:	Yes

### BUILDING INFORMATION

Current Occupant:	Toledo's Petbull Project
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	No – occupied by month-to-month

### 2021 REAL ESTATE TAXES

TD:	10
Parcel:	14298
Assessor Number:	03125144
Total Annual Taxes:	\$3,264.74

### Comments:

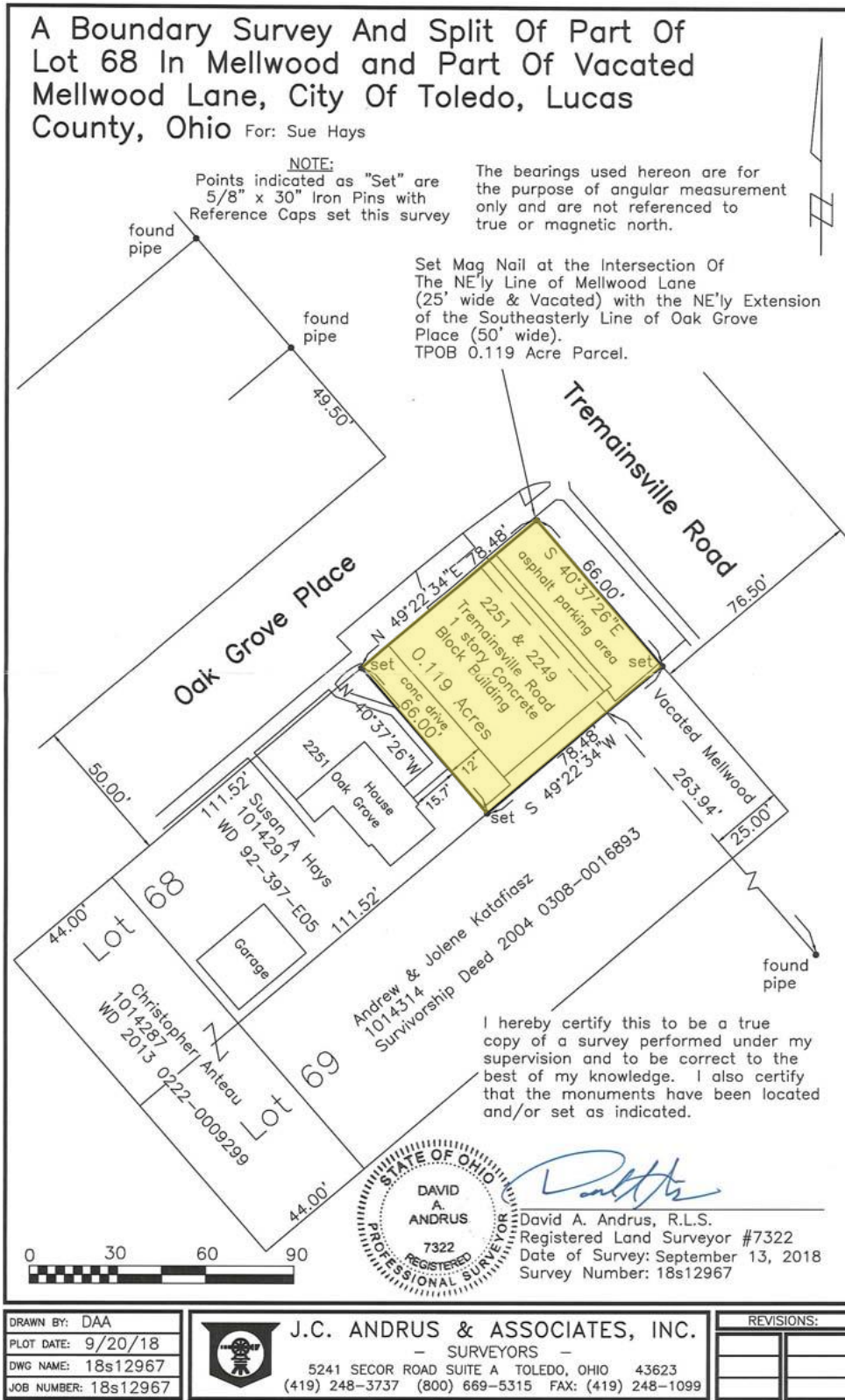
- Owner occupied for past 25 years.
- Roof replaced in 2011.
- Sump pump replaced in January 2020.
- Currently occupied by Toledo's Petbull Project who is on a month-to-month lease.
- Layout consists of a large open area, small open area, restroom and garage bay (which has been enclosed with wood on the exterior). Rails and overhead door exist.

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