5311 HEATHERDOWNS BLVD. TOLEDO, OH 43614

COMMERCIAL BUILDING FOR SALE 2,384 Square Feet Available



FULL-SERVICE COMMERCIAL REAL ESTATE

REDEVELOPMENT SITE

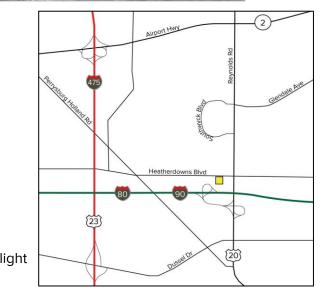
POTENTIAL DRIVE-THRU

PRICE REDUCED

GENERAL INFORMATION

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Price:	\$199,000
Building Size:	2,384 square feet
Number of Stories:	1 + mezzanine
Year Built:	1984
Lot Dimensions:	179' x 380' ±
Acreage:	1.6± acres
Closest Cross Street:	Cheyenne Blvd/Reynolds Road
County:	Lucas
Zoning:	CR – Regional Commercial
Parking:	60± spaces
Curb Cuts:	Access from Heatherdowns at the traffic lig
Street:	4 lane with center turn



For more information, please contact: **KEENAN FIELDS, SIOR** (419) 290 8334 or (419) 249 6311 kfields@signatureassociates.com

SIGNATURE ASSOCIATES Four SeaGate, Suite 608

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

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Heatherdowns Blvd

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BUILDING SPECIFICATIONS		
Exterior Walls:	Stone/metal siding	
Structural System:	Block/Wood frame	
Roof:	Metal	
Floors:	Concrete	
Ceiling Height:	10' – 14'	
Basement:	No	
Heating:	Gas forced air	
Air Conditioning:	Central	
Power:	240v/3-Phase	
Restrooms:	2	
Security System:	Yes	
Overhead Doors:	No	
Sprinklers:	No	
Signage:	Pylon and facia	

BUILDING INFORMATION			
Current Occupant:	Vacant		
Occupancy Date:	Upon closing		
Other Occupants:	None		
Sign on Property:	Yes		
Key Available:	Yes		

2021 REAL ESTATE TAXES		
TD:	21	
Parcel:	78111	
Assessor Number:	06261061	
Total Annual Taxes:	\$5,761.27	

Comments:

- Real estate only. Easy to add drive-thru setup.
- Lamar billboard sign \$400/month term 12/31/22.
- Direct access to traffic light.
- Asphalt drive ingress/egress easement and maintenance agreement on file.
- Zoning is CR-Regional Commercial City of Toledo.
- Pylon signage for easy identification.

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2,384 Square Feet AVAILABLE







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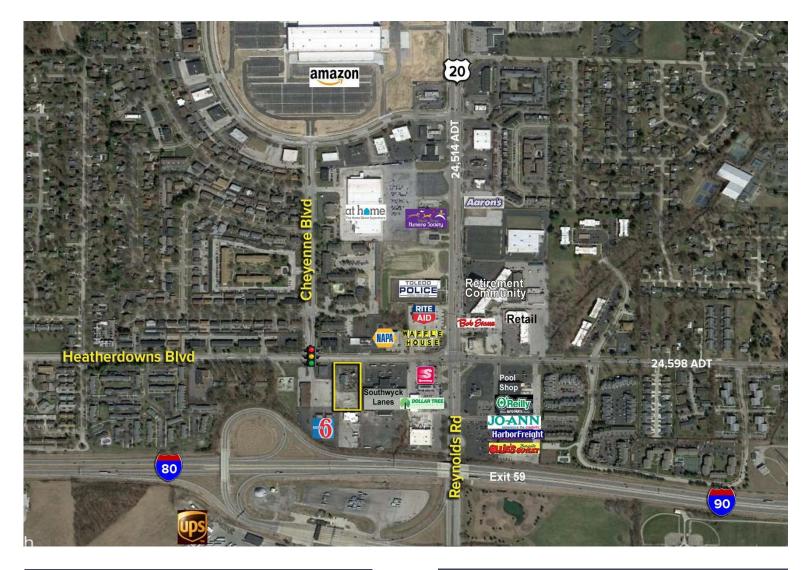
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Location Overview:

High traffic area at signalized/shared access point at the Heatherdowns/Cheyenne intersection with 179' of frontage on Heatherdowns Blvd.

Amazon Inc. – New \$25 million 150,000 SF "delivery station" development in close proximity.



DEMOGRAPHICS				
	POPULATION	MED. HH INCOME		
1 MILE	9,339	\$46,401		
3 MILE	59,401	\$59,686		
5 MILE	147,491	\$64,003		

2021 TRAFFIC COUNTS (TWO-WAY)24,514HEATHERDOWNS BLVD.24,598REYNOLDS RD.

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