



"Innovative Solutions at Work"

RETAIL BUILDING FOR SALE

2613 W. CENTRAL AVE., TOLEDO, OH 43606



OFFERING SUMMARY

Sale Price:	\$375,000
Price / SF:	\$46.03
Building Size:	8,146 SF
Over Head Doors:	1 - 8' x 10' 1 - 9' x 10' 1 - 14' x 12'
Lot Size:	0.39 Acres
Year Built:	1950
Zoning:	CR
County:	Lucas

PROPERTY OVERVIEW

Location, location, location! Five parcels. One of the best corners with high traffic counts and many roof tops. 1/2 mile to Toledo Hospital & University of Toledo. Centrally located. Good parking. 3 overhead doors, office and warehouse space. Fenced parking. Postal addresses are 2605 and 2613 W. Central Ave.

PROPERTY HIGHLIGHTS

- Highly coveted corner lot with traffic light
- In proximity to the University of Toledo and Toledo Hospital
- High traffic counts and many roof tops
- Many uses including retail and restaurants

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	7,676	24,082	48,621
Total Population	17,330	61,121	119,880
Average HH Income	\$52,933	\$53,543	\$50,728

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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LOCATION INFORMATION

Street Address	2613 W. Central Ave.
City, State, Zip	Toledo, OH 43606
County/Township	Lucas
Nearest Intersection	SW corner of Douglas Rd.
Street	4 lane plus turn lane
Parcel #	02-61087, 02-61091, 02-61094, 02-61097
Acreage	.39 Acres
Curb Cuts	4
Traffic Count	14,758 (2017)
Traffic Count Street	W. Central Ave.



BUILDING SPECIFICATIONS

Building Size	8,146 SF
Zoning	CR
Price / SF	\$46.03
Parking Spaces	40+
Year Built	1950
Units	Can be split
Number Of Floors	2
Floor Coverings	Carpet/Tile/Concrete
Floor Drains	Yes
Construction Type	Masonry
Electrical	220
Ceiling Height	8' - 15'
Roof	Flat Rubber
Over Head Doors	3 - 8' x 8', 10' x 10', 10' x 12'
Restrooms	5
Real Estate Taxes	\$8,638.32/year



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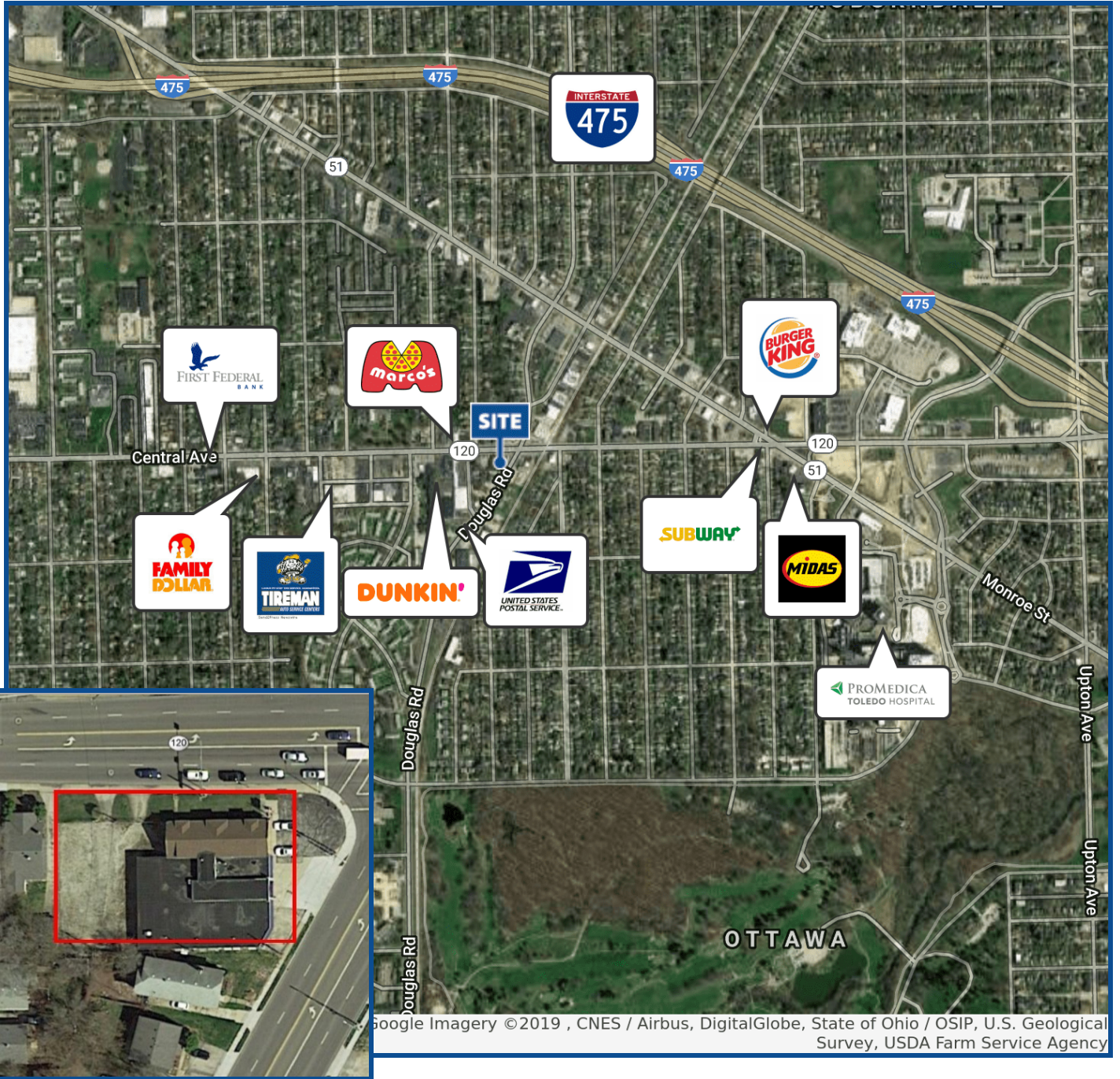
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