

3131 TREMAINSVILLE ROAD
TOLEDO, OH 43613

COMMERCIAL BUILDING FOR SALE
5,352 Square Feet Available



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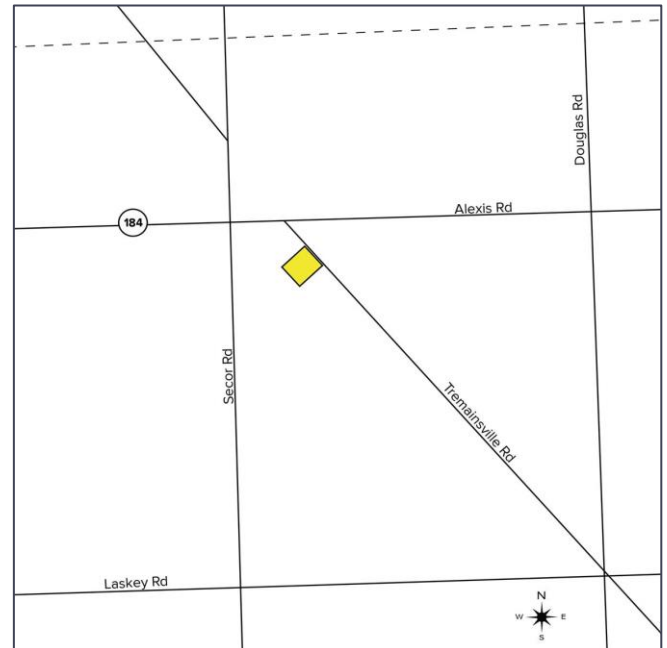
FULL-SERVICE COMMERCIAL REAL ESTATE

HUMANE OHIO



GENERAL INFORMATION

Sale Price:	\$170,000
Space Available/Size:	5,352 SF (1 st & 2 nd floors) + 1,350 SF basement
Number of Stories:	2
Year Constructed:	1971
Condition:	Good – 1 st floor remodeled in 2009
Lot Dimensions:	140' frontage x 120' depth – 4 parcels
Acreage:	0.386
Closest Cross Street:	W. Alexis Road
County:	Lucas
Zoning:	Office Commercial
Parking:	31 ± spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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3131 Tremainsville Road, Toledo, OH 43613

Commercial Building For Sale

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Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Masonry
Roof:	Asphalt
Floors:	Wood subfloor
Floor Coverings:	Carpet, wood, & tile
Ceiling Height:	8'
Basement:	Yes with crawlspace
Heating:	Forced air - 2 GFA furnaces
Air Conditioning:	Central Air - 4 ground mounted A/C units
Power:	200 amp 2 electrical meters & 2 gas meters
Restrooms:	1 ADA restroom on 1 st floor & 2 restrooms on 2 nd floor
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Monument

Building Information:

First Floor –

- Used as a veterinary clinic. Updated electrical, plumbing, floors, first floor remodeled. Renovations occurred in 2009.
- Layout consists of a lobby, 2 large and 2 small open rooms, operating room, prep room, and restroom.

Second Floor –

- Finished office space with 2 restrooms. 2nd floor was not remodeled.

Basement –

- Used for storage – washer & dryer hookups

BUILDING INFORMATION

Current Occupant:	Owner (Humane Ohio)
Occupancy Date:	At closing/January 2021
Sign on Property:	No
Key Available:	No - Occupied

2020 REAL ESTATE TAXES

TD:	23
Parcels:	55267, 55264, 55261, 55257
Assessor Numbers:	03604019, 103604018, 03604017, 03604016
Total Annual Taxes:	\$427.94* (4 parcels)
*Currently, the property is classified as tax-exempt. Annual tax rate is subject to change if the tax-exempt status is revised.	

AVERAGE OPERATING EXPENSES PER MONTH

Columbia Gas	\$71.00
Water	\$450.00
Toledo Edison	\$1,020.00
Trash	\$97.75
Lawn - 2019 season per month	\$230.00
Snow removal - 2019 season per month	\$390.00
Security Alarm	\$90.00

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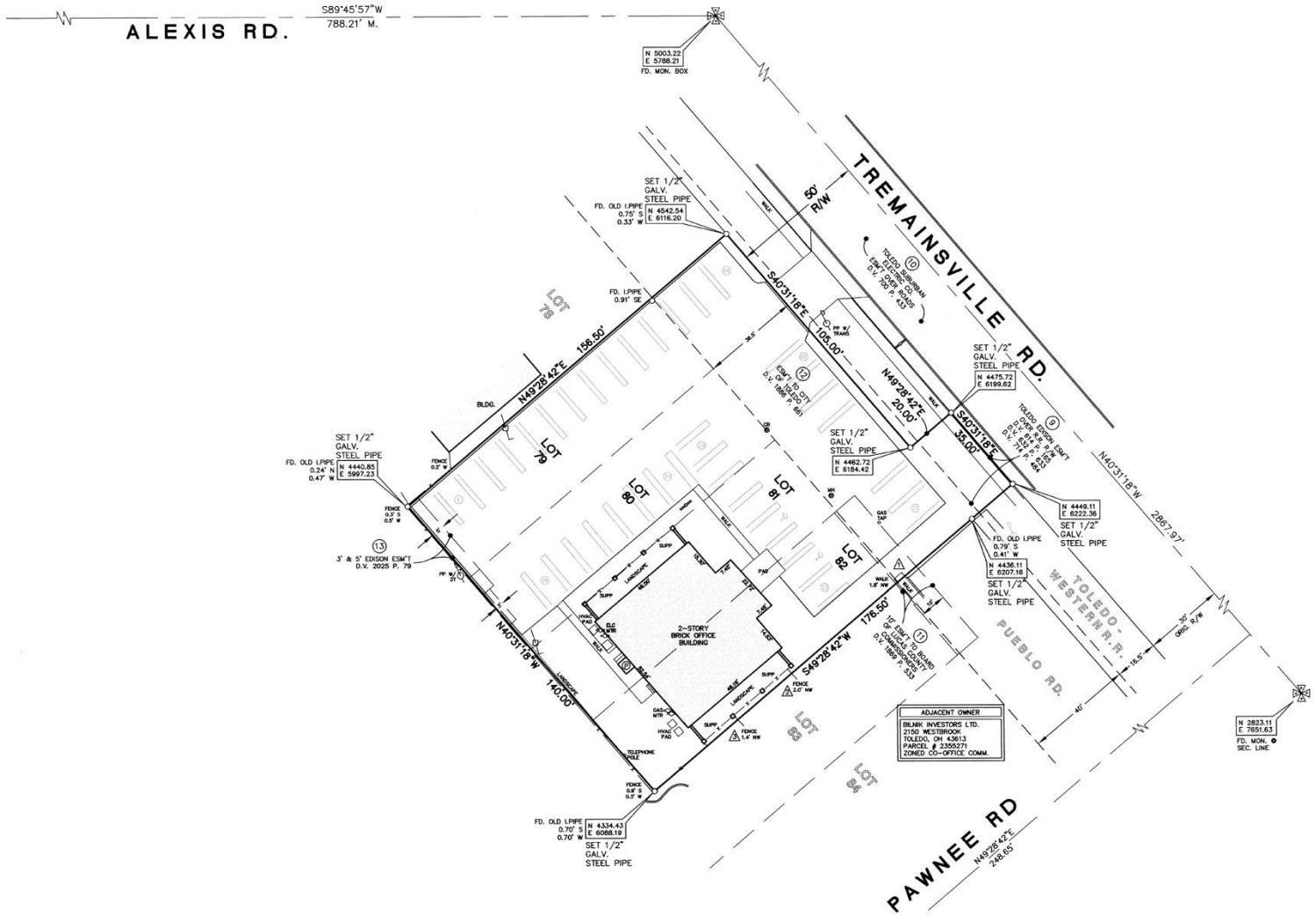
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Site Plan



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Floor Plan – 1st floor

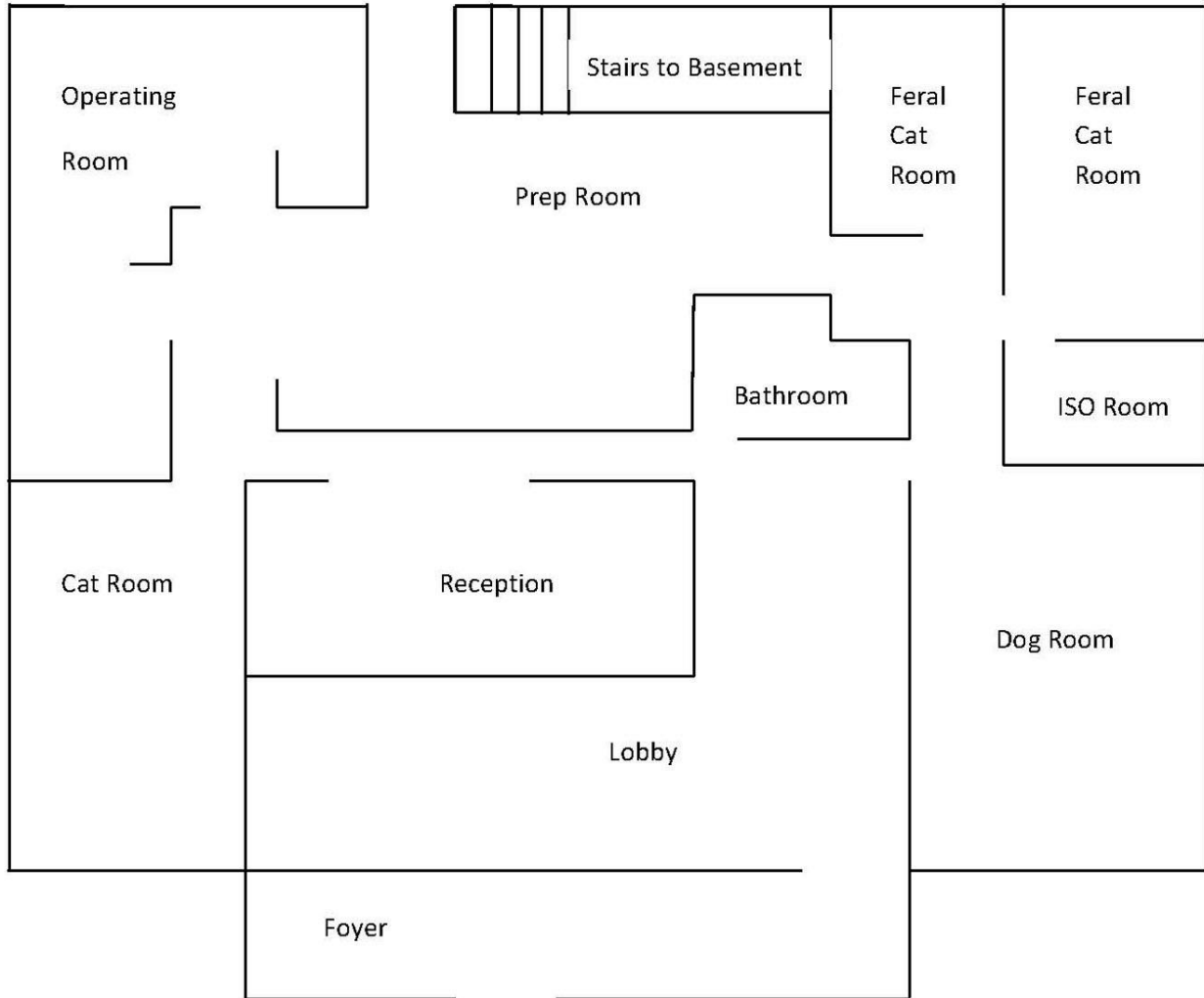


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Floor Plan – 1st floor



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Photos – 1st Floor



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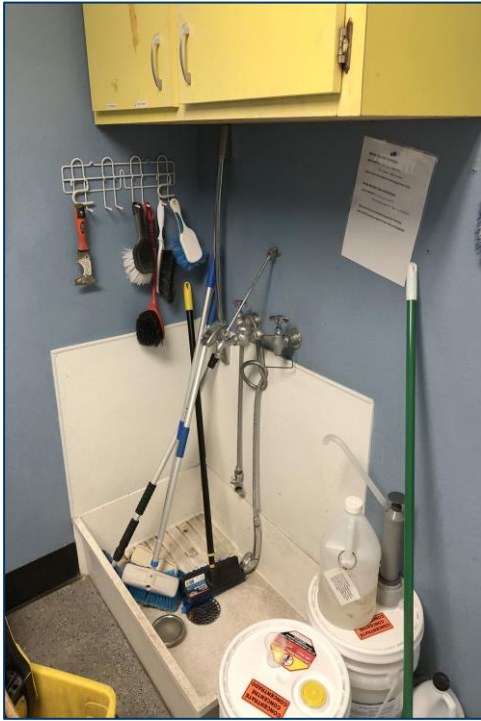
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1st floor



2nd floor



2nd floor



2nd floor - office



Basement

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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	12,275	\$51,783
3 MILE	83,104	\$56,200
5 MILE	179,532	\$54,977

TRAFFIC COUNTS (TWO-WAY)	
25,580	Alexis Road
9,428	Tremainsville Road
2.8 MILES	Distance to I-475
4.5 MILES	Distance to US 23

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