



OFFERING SUMMARY

Sale Price:	\$65,000
Price / SF:	\$19.71
Building Size:	3,298 SF
Lot Size:	0.12 Acres
Year Built:	1925
Zoning:	Limited Industrial
County:	Lucas
Parking Spaces:	4

PROPERTY HIGHLIGHTS

- Nice corner location on Phillips Ave. and Peru St.
- Good exposure and traffic counts
- Solid brick building
- 10 year old roof
- Updated electrical
- Overhead doors
- Seller may lease back from new owner



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LOCATION INFORMATION

Street Address	Lucas
Area Of City	West Toledo
Nearest Intersection	Phillips & Sylvania
Zoned	Limited Industrial
Parcel #	10-22941
Street	Paved 4 lane
Acreage	.1183
Parking Spaces	4
Curb Cuts	1
Total Building Size	3,300 SF
Year Complete	1925
Number Of Floors	1
Floors	Hardwood Concrete
Construction Type	Brick
HVAC	Gas hanging heaters
Electrical	220
Roof	Flat asphalt
Ceiling Height	10'
Over Head Doors	2' x 8'
Restrooms	3
Real Estate Taxes	\$1,994.82
Traffic Counts	11,000 VPD (2018)



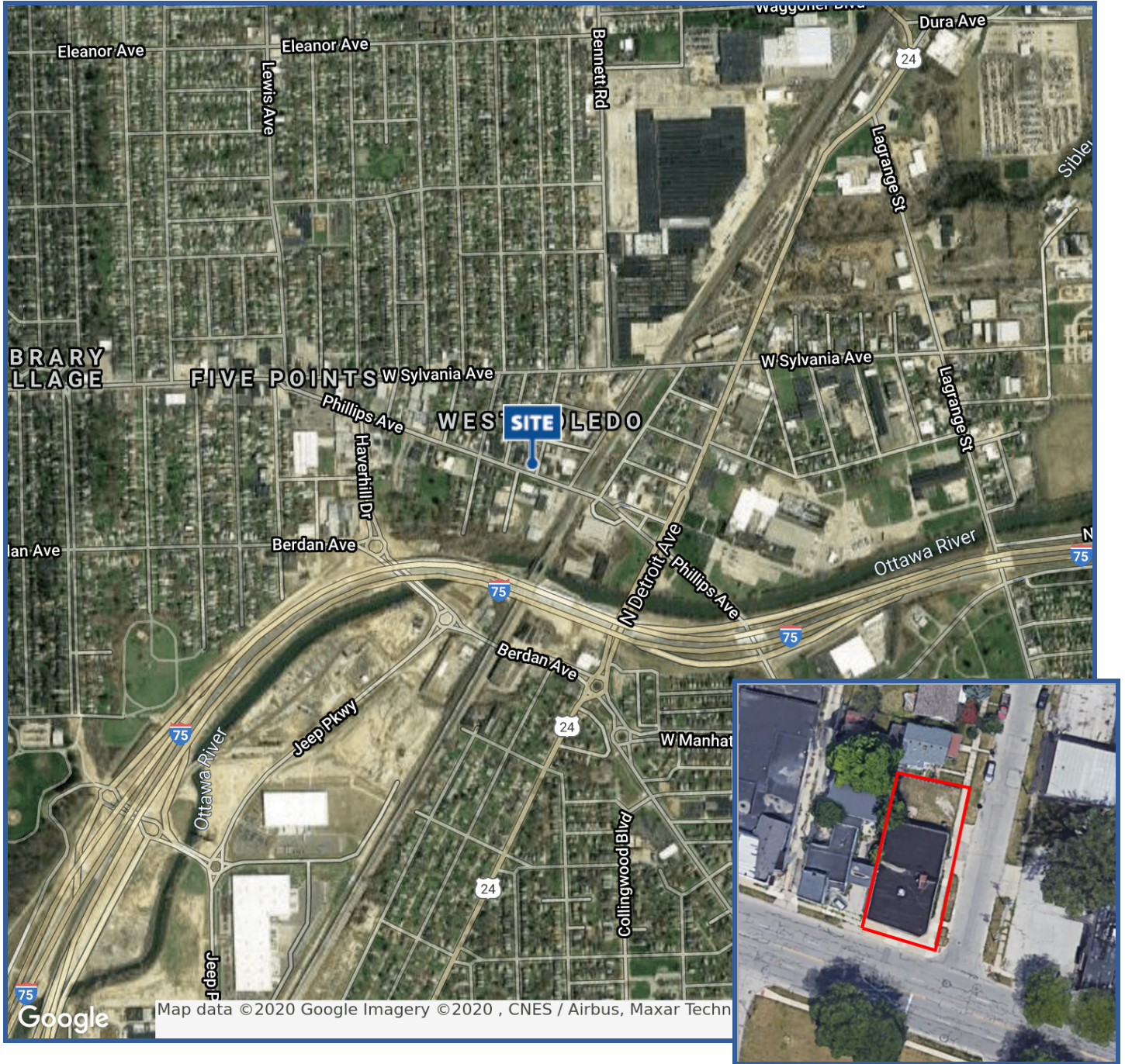
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,103	44,240	102,538
Total Population	12,973	110,311	259,838
Average HH income	\$43,200	\$40,685	\$43,165

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