

1917 W. ALEXIS ROAD  
TOLEDO, OH 43613

RETAIL BUILDING FOR SALE  
3,495 Square Feet



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

<b>Sale Price:</b>	\$299,000
<b>Building Size:</b>	3,495 SF
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	1979
<b>Condition:</b>	Good
<b>Closest Cross Street:</b>	Jackman Road
<b>Acreage:</b>	1.03
<b>Land Dimensions:</b>	125' x 360'
<b>County:</b>	Lucas
<b>Zoning:</b>	CR
<b>Parking:</b>	40 spaces
<b>Curb Cuts:</b>	2
<b>Street:</b>	4 lane with turn lane



For more information, please contact:

**GERMANO BRESSAN**  
(419) 249 6309  
gbressan@signatureassociates.com

**KEN MARCINIAK, SIOR**  
(419) 249 6302  
kmarciniak@signatureassociates.com

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

1917 W. Alexis Road, Toledo, OH 43613

Retail Building For Sale

3,495  
Square Feet

### BUILDING SPECIFICATIONS

Exterior Walls:	Wood, brick, & concrete block
Structural System:	Steel joist
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Vinyl & ceramic tile
Ceiling Height:	15'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	225 amps
Restrooms:	2
Sprinklers:	No
Signage:	Lit marquee sign

### BUILDING INFORMATION

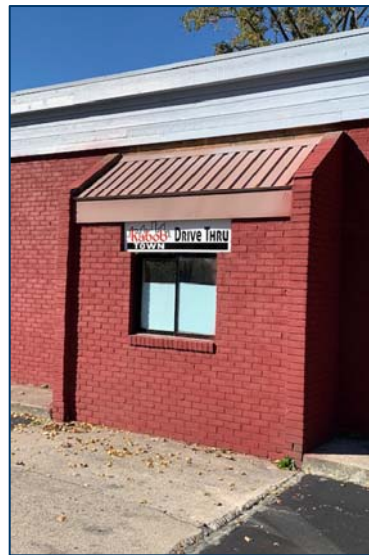
Current Tenant:	Vacant
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	Yes

### 2020 REAL ESTATE TAXES

TD:	22
Parcel Number:	03269
Assessor Number:	03-03-2061
Total Annual Taxes:	\$ 8,782.93

### Comments:

- Highly visible freestanding restaurant building with a drive thru.
- Some equipment is included in with the sale: Walk-in cooler and freezer, 3 hoods, stainless steel tables, sinks etc.



For more information, please contact:

**GERMANO BRESSAN**

(419) 249 6309

gbressan@signatureassociates.com

**KEN MARCINIAK, SIOR**

(419) 249 6302

kmarciniak@signatureassociates.com

**SIGNATURE ASSOCIATES**

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

# 1917 W. Alexis Road, Toledo, OH 43613

## Retail Building For Sale

3,495  
Square Feet

### Aerial Map & Demographics



#### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,801	\$50,698
3 MILE	88,483	\$53,597
5 MILE	180,180	\$51,795

#### 2020 TRAFFIC COUNTS (TWO-WAY)

24,151	W. ALEXIS ROAD
12,850	JACKMAN ROAD



For more information, please contact:

**GERMANO BRESSAN**  
(419) 249 6309  
gbressan@signatureassociates.com

**KEN MARCINIAK, SIOR**  
(419) 249 6302  
kmarciniak@signatureassociates.com

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