



"Innovative Solutions at Work"

# RETAIL BUILDING FOR SALE

1506 WOODVILLE RD., TOLEDO, OH 43605



## OFFERING SUMMARY

Sale Price:	\$169,000
Price / SF:	\$135.20
Building Size:	1,250 SF
Lot Size:	0.5 Acres
Year Built:	2007
Zoning:	General Industrial
County:	Lucas

## PROPERTY HIGHLIGHTS

- Over 180' of frontage on Woodville Rd.
- Excellent condition
- 10' x 10' overhead door with 13' ceiling
- Possible uses include insurance office, car rental, pay day loans or landscaping/snow removal

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,901	28,683	60,953
Total Population	14,730	70,538	153,056
Average HH Income	\$34,313	\$36,927	\$38,942

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.

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BUILDING SPECIFICATIONS	
County	Lucas
Area Of City	Toledo/Woodville
Nearest Intersection	Woodville/Broadway
Zoned	General Industrial
Parcel #	08-01504
Street	Asphalt - 4 Lane
Acreage	.5
Parking Spaces	40+
Curb Cuts	1
Total Building Size	1,250 SF
Units	1

BUILDING SPECIFICATIONS	
Year Complete	2007
Number Of Floors	1
Zoning	Tile
Construction Type	Brick & Vinyl
HVAC	Forced Air
Electrical	200 amp
Roof	Shingle
Ceiling Height	8'-13'
Over Head Doors	10' x 10'
Restrooms	1
Property Taxes	\$5,300/year



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