



OFFERING SUMMARY

Sale Price: \$999,000

Price / SF: \$29.21

Building Size: 34,197 SF

Lot Size: 4.74 Acres

Year Built: 1959

Zoning: IL - Limited Industrial

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PROPERTY HIGHLIGHTS

- Property consists of Bowling Center Building, Fenced Volleyball Courts, Large Garage and Large Striped Lot
- Features include 36 Bowling Lanes with automatic scoring, school bowling program, Pro Shop, Kitchen, Bar, Pool Tables, games and Volleyball Courts
- Leagues booked for nine months of the year, seven days per week, open bowling is available the remaining three months of the year
- Additional income from lease of Shot Makers Pro Shop
- Sales includes D5 and D6 Liquor Licenses, all equipment and Bus for school bowling program
- Inventory Sold Separately
- Snow plow/truck and landscaping equipment not included



BUILDING SPECIFICATIONS

Street Address	5133 Telegraph Rd.
City, State, Zip	Toledo, OH 43612
County/Township	Lucas
Zoning	IL - Limited Industrial
Parcel #	22-06854
Lot Size	4.74 acres
Building Size	34,197 SF
Year Built	1959
Number Of Floors	1
Construction Type	Block & Steel
HVAC	Gas Forced Air / Central Air
Electric	3 Phase
Roof	Rubber (maintained)
Parking Spaces	Over 175 striped spaces
Restrooms	1 women's - 3 stalls 1 men's - 2 stalls, 2 urnials
Security System	Yes



REAL ESTATE TAXES

Tax Year	2019
Net General	\$29,031.16
Net Special	1,836.42
Total	\$30,867.58

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,979	29,606	81,739
Total Population	7,380	77,417	204,400
Average HH income	\$50,742	\$44,478	\$44,314

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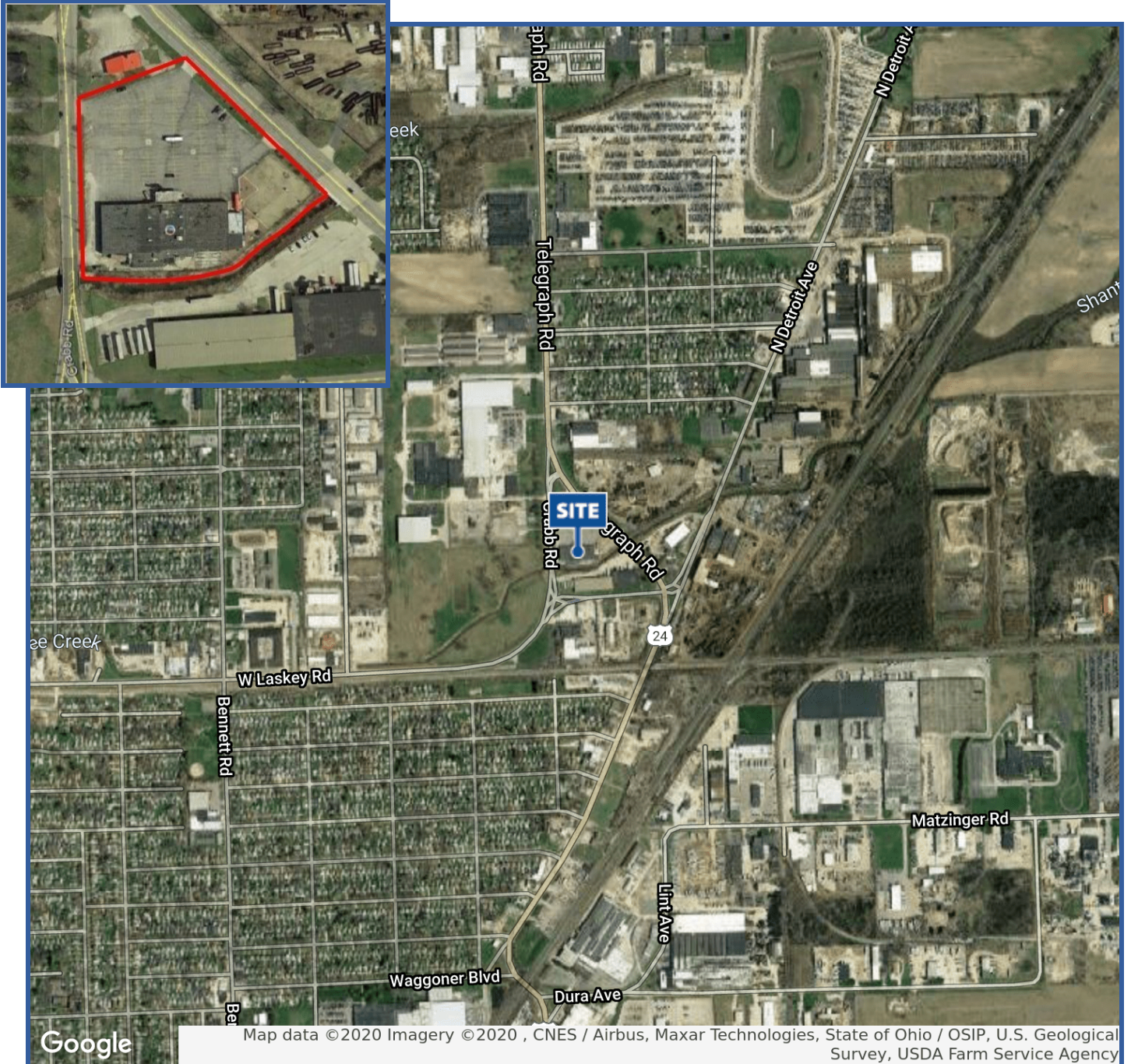
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