

1013 MONROE ST. & 34 N. 11 TH ST.  
TOLEDO, OH 43624

COMMERCIAL BUILDING FOR SALE  
11,888 Square Feet Available



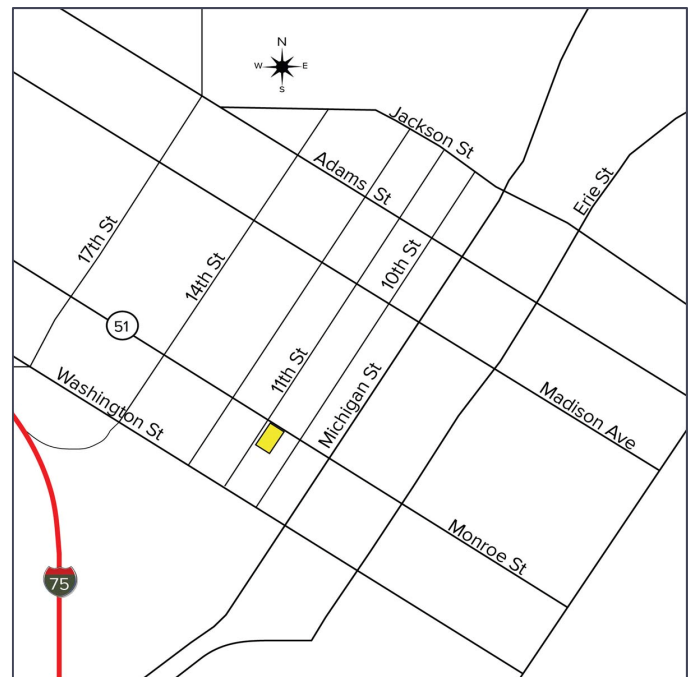
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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

<b>Price:</b>	\$700,000
<b>Building Size:</b>	11,888 SF
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	1907
<b>Condition:</b>	Good
<b>Lot Dimensions:</b>	100' x 165'
<b>Acreage:</b>	0.38
<b>Closest Cross Street:</b>	At Monroe St. & 11 th St.
<b>County:</b>	Lucas
<b>Zoning:</b>	CD
<b>Parking:</b>	20 spaces
<b>Curb Cuts:</b>	4
<b>Street:</b>	4 lane, 2 way



For more information, please contact:

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#### BUILDING SPECIFICATIONS

Exterior Walls:	Brick & block
Structural System:	Wood & block
Roof:	Flat
Floors:	Concrete
Floor Coverings:	None
Ceiling Height:	12' to 14'
Basement:	No
Heating:	Gas
Air Conditioning:	In office
Power:	200 amps 3 phase
Restrooms:	5
Security System:	Yes
Overhead Doors:	4 – 8' x 10' & 10' x 12'
Sprinklers:	No
Signage:	Yes

#### BUILDING INFORMATION

Current Occupant:	Rocky's Body Shop
Occupancy Date:	At closing
Other Occupants:	Barber shop & car wash
Sign on Property:	Yes
Key Available:	No

#### 2019 REAL ESTATE TAXES

TD:	12
Parcel:	16057
Assessor Number:	013-16017
Total Annual Taxes:	\$6,109.94

#### Comments:

- Body shop with parking area – 5 car carport.
- Car wash pays \$685.00 per month plus utilities.
- Barber shop pays \$650.00 per month plus utilities.
- 2 apartments – owner occupies 1 and the other apartment is currently vacant.
- Equipment for body shop is available for purchase separately from property.

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## Commercial Building For Sale

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