



### OFFERING SUMMARY

Sale Price: \$129,000

Price / SF: \$46.67

Building Size: 2,764 SF

Year Built: 1900

Zoning: 10-CS Storefront Commercial

### PROPERTY HIGHLIGHTS

- Neighborhood bar (liquor license D2, D2X, D3, D3A, D6)
- Outdoor patio, no kitchen
- Pool table, lottery sales
- Second floor has five sleeping rooms renting for \$250/mo
- Four rooms leased, two full baths
- Inventory sold separately

### THERESA DECLERCQ

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## LOCATION INFORMATION

Street Address	2755 Lagrange
City, State, Zip	Toledo, OH 43608
Zoning	10CS - Storefront Commercial
Parcel #	07-07437
Lot Size	.087 acres, 31' x 124'
Year Built	1900
Building Size	2,764 SF
Parking Spaces	12-15
Number Of Floors	2
Construction Type	Wood Frame
HVAC	Gas Forced Air & Central Air
Roof	Ballasted/Tar
Restrooms	1st flr - 1 men's, 1 women's 2nd flr - 2 full bathrooms
Sprinkled	No



## REAL ESTATE TAXES

Tax Year	2019
Net General	\$1,316.30
Net Special	\$177.64
Total	\$1,493.94

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,922	19,518	40,518
Total Population	18,054	47,500	102,729
Average HH income	\$28,830	\$30,654	\$33,725



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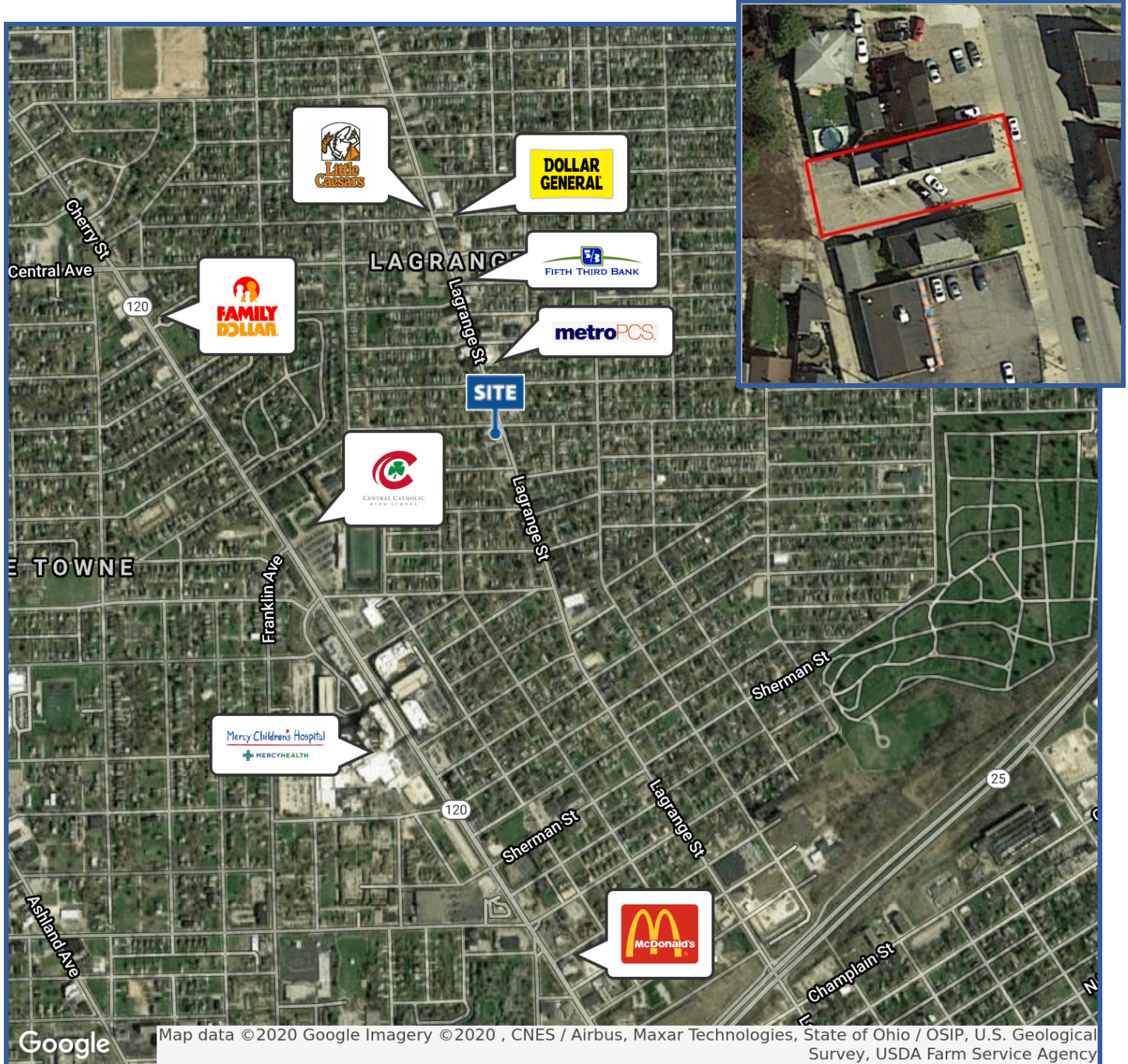




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