



OFFERING SUMMARY

Sale Price:	\$469,000
Building Size:	4,461 SF
Lot Size:	0.83 Acres
Year Built:	1951
Zoning:	CR - Regional Commercial

PROPERTY HIGHLIGHTS

- Large bar and restaurant with pool tables, bowling and live music on weekends
- Lottery sales
- Outdoor patio (12' x 24')
- Remodeled within the last four years, new kitchen, updated ADA restrooms, newer bar
- 7 day operation, excellent clientele
- D5 and D6 liquor licenses
- Inventory sold separately

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.

Theresa Declercq

419.481.3391

tdeclercq@millerdiversified.com



BUILDING SPECIFICATIONS

Street Address	5347 Detroit Ave.
City, State, Zip	Toledo, OH 43612
County/Township	Lucas
Parcel #	22-53621
Lot Size	.83 acres
Building Size	4,461 SF
Number Of Floors	1
Construction Type	Block / Wood
HVAC	Gas Forced Air / AC plus 4 elec. heat pumps
Roof	Ballasted / Tar
Restrooms	1 - Ladies 1 - Mens
Security System	Yes
Sprinklers	No
Parking Spaces	20 striped



REAL ESTATE TAXES

Tax Year	2019
Net General	\$6,922.08
Net Special	\$1,344.78
Total	\$8,266.86/year

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,217	25,057	74,009
Total Population	5,530	65,424	185,331
Average HH income	\$49,647	\$45,273	\$44,696

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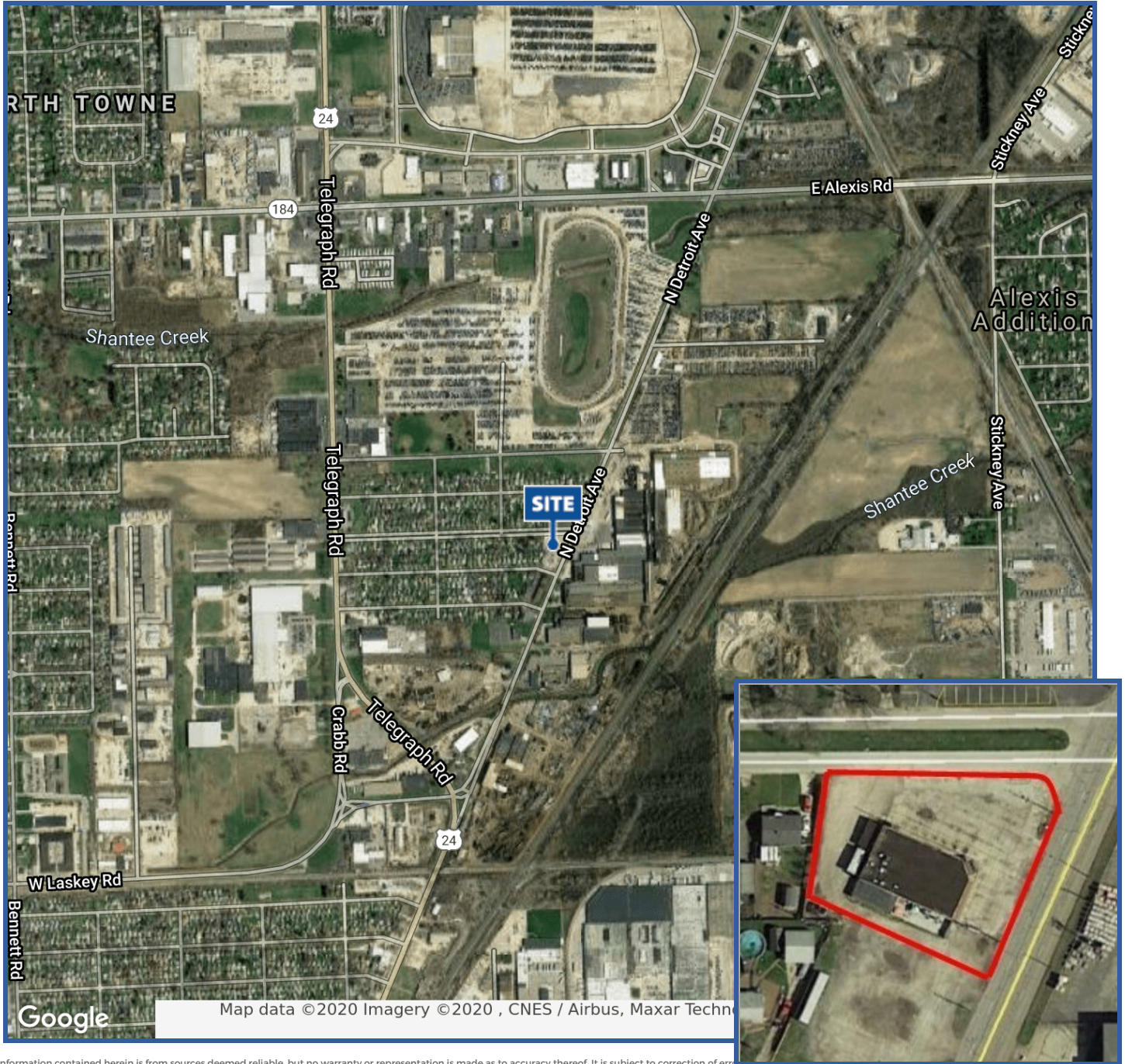
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THERESA DECLERCQ

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