



#### OFFERING SUMMARY

Sale Price:	\$39,900
Price / SF:	\$9.63
Building Size:	4,142 SF
Lot Size:	0.1 Acres
Year Built:	1925
Zoning:	Regional Commercial
County:	Lucas

#### PROPERTY HIGHLIGHTS

- Medium income area with good traffic counts
- Last used as an Antique furniture sales and repair
- All repair equipment is optional
- Neighboring businesses are 4 Horseman Restaurant & Bar, barber shop and Attorney's office
- Possible seller assisted financing available



#### JEFF LINKS

419.944.5564

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**PROPERTY SPECIFICATIONS**

County	Lucas
Area Of City	West Toledo
Closest Intersection	Eleanor Ave.
Zoning	Regional Commercial
Parcel #	12-10661
Acreage	.1042
Lot Dimensions	38' x 120'
Parking Spaces	6 plus street parking
Curb Cuts	1
Total Building Spaces	4,142 SF
Units	2
Year Complete	1925
Number Of Floors	1
Floors	Wood/Tile/Concrete
Construction Type	Wood Frame/Brick
HVAC	Gas Forced Air
Electrical	3 phase, 220 amp
Roof	Flat/Rubber
Ceiling Height	10' - 12'
Over Head Doors	1 - 8' x 8'
Restrooms	2
Property Taxes	\$2,571.62/year


**DEMOGRAPHICS**

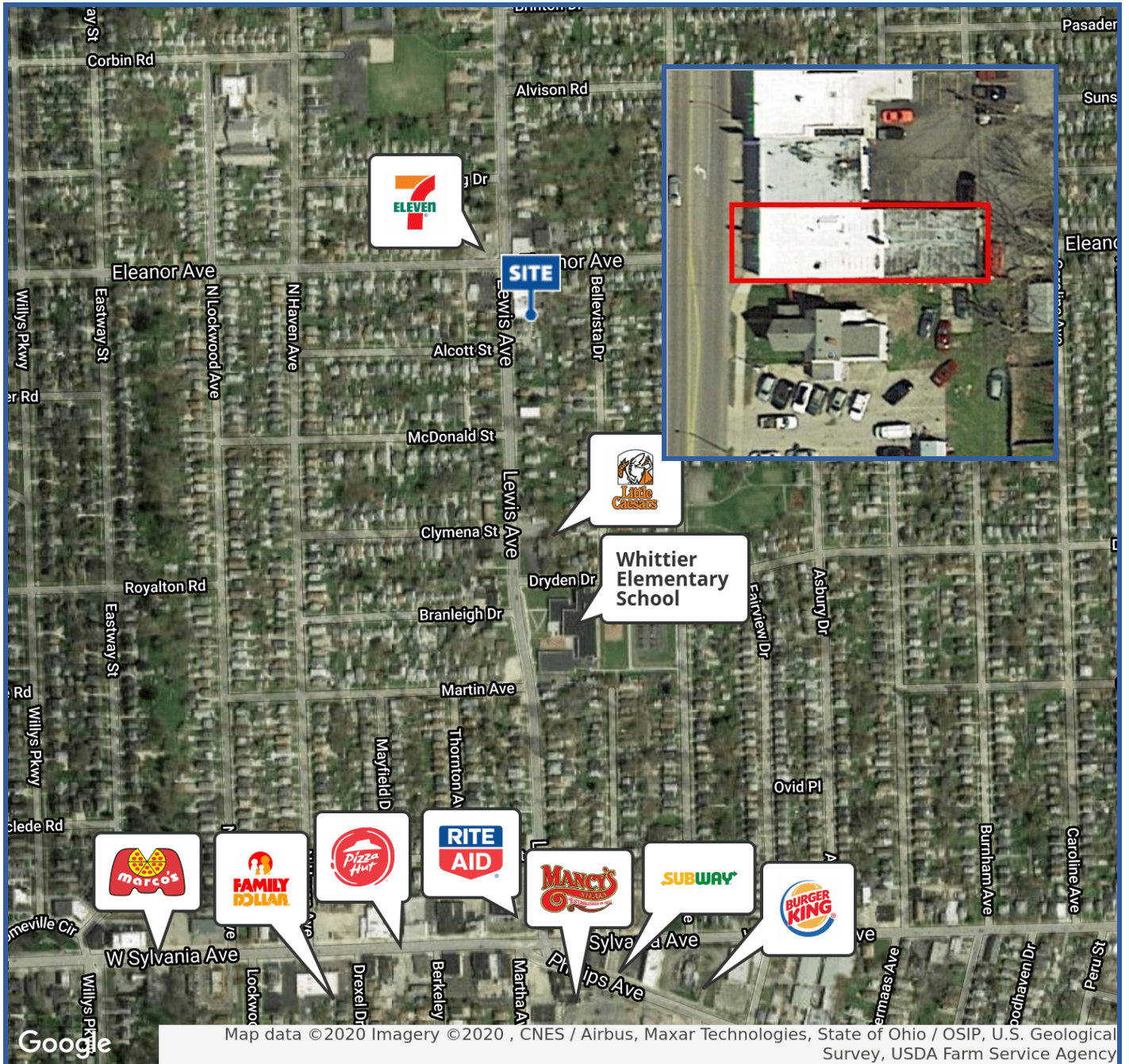
	1 MILE	3 MILES	5 MILES
Total Households	6,753	43,737	98,252
Total Population	16,935	109,196	247,290
Average HH income	\$48,635	\$45,329	\$44,985

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