

2 – 22 E. CAPISTRANO AVENUE
(AKA 4809 N. DETROIT AVENUE)
TOLEDO, OHIO 43612
INDUSTRIAL BUILDING FOR SALE
19,033 Square Feet Available



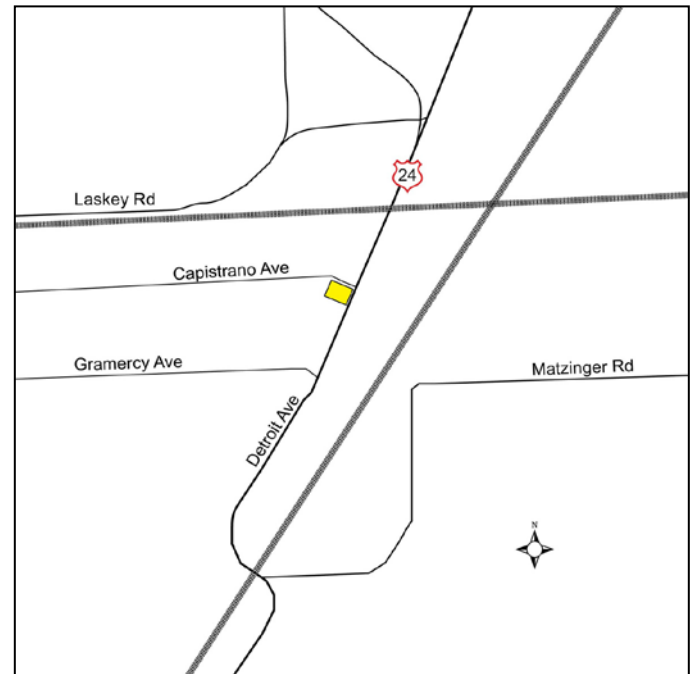
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$125,000
Building Size:	19,033 sf
Number of Stories:	2
Year Constructed:	1937
Condition:	Fair
Acreage:	1.037
Land Dimensions:	Irregular
Closest Cross Street:	N. Detroit Avenue
Nearest Interstate:	I-75 at Phillips Avenue
County:	Lucas
Zoning:	Mixed CR & RS6 – Map on File
Parking:	Front, Side & Rear Lots
Curb Cuts:	3
Street:	4-lane with center turn lane
Heavy Haul Route:	Yes



For more information, please contact:

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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2-22 E Capistrano Avenue, Toledo, Ohio 43612

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BUILDING SPECIFICATIONS

Office Space:	380 sf (shop office)
Shop Space:	18,653 sf
Exterior Walls:	Brick
Structural System:	Masonry and steel
Roof:	Flat
Lighting:	Fluorescent
Floors/Coverings:	Concrete; tile and carpet in office
Ceiling Height:	15'
Basement:	In south warehouse only
Heating:	GFA in warehouse/shop and boiler that has been inactive
Air Conditioning:	Window unit
Power:	800 amp, 750V
Security System:	Yes
Restrooms:	1
Overhead Door:	1 - 14' x 14'; 1 - 12' x 13'; 1 - 12' x 12'
Truck Well/Dock:	Double well
Sprinklers:	No
Signage	Facia
Rail:	No
Cranes:	1-ton & 2-ton; additional cranes not in good working order
Floor Drains:	None

BUILDING INFORMATION

Current Occupant:	None - vacant building
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Shown thru listing agent

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2015 REAL ESTATE TAXES

TD:	22
Parcel:	85117, 85124, 85127, 85131, 85134 and 85137
Assessor Number:	02-356-006.0 thru 001.0
Total Taxes:	\$ 7,575.30
Current Assessed Value:	\$198,700

Comments:

- Freestanding industrial building in North Toledo with docks and grade access.
- Rear warehouse 78' x 25'.
- Unfinished 2nd floor.
- South warehouse 66' x 67'.
- Heavy power.
- Exhaust fan.

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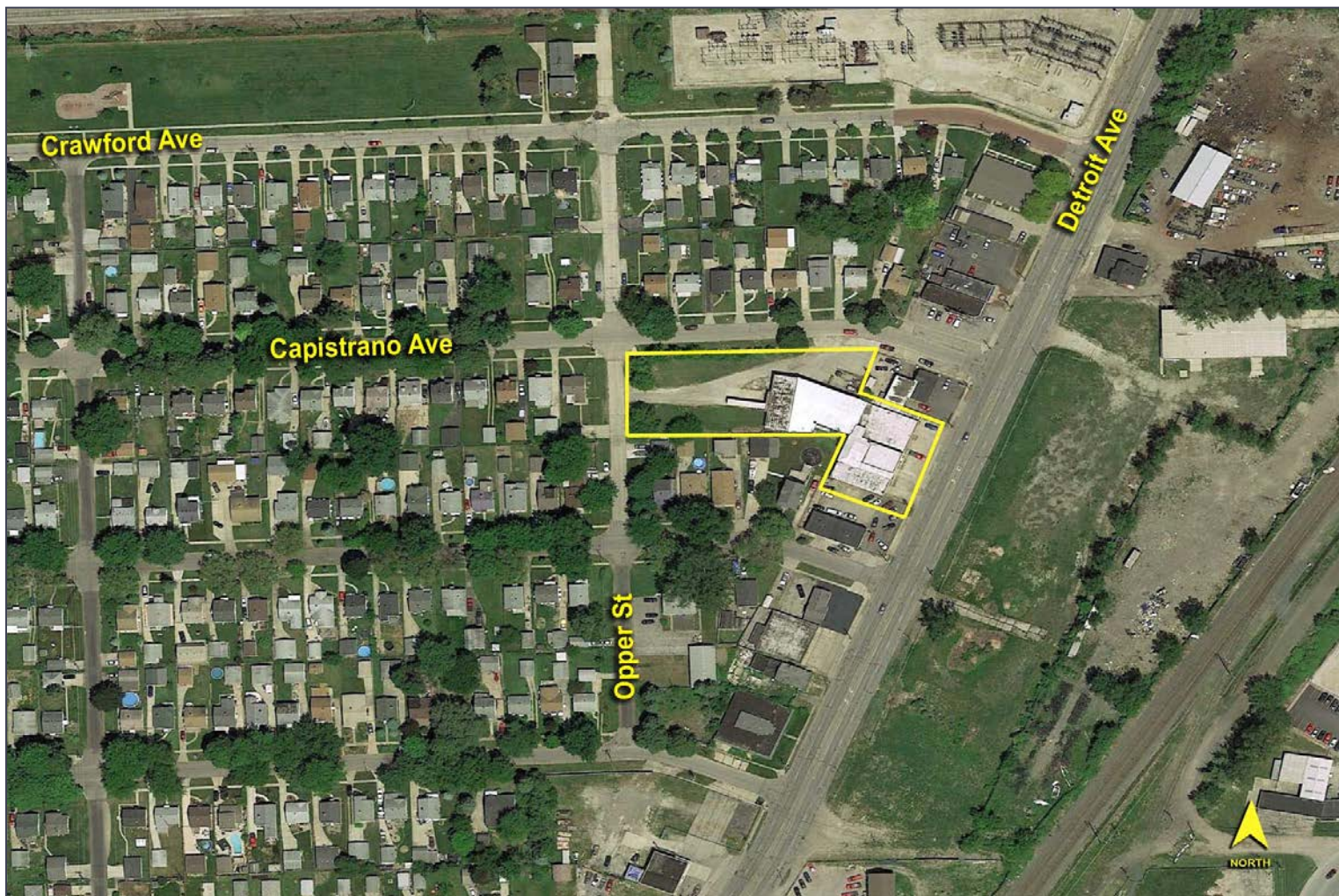
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