

6437 W. CENTRAL AVENUE
TOLEDO, OH 43617
(SYLVANIA TOWNSHIP)

COMMERCIAL BUILDING FOR SALE
3,148 Square Feet



**SIGNATURE
ASSOCIATES**
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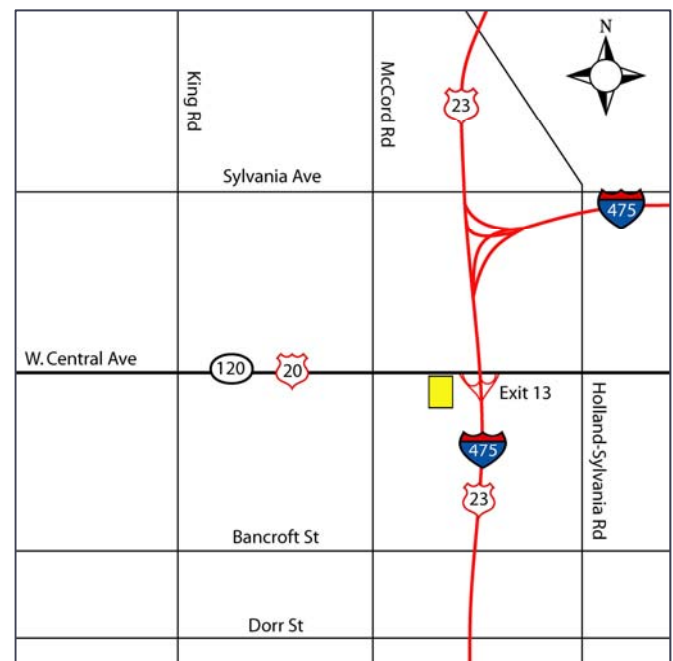
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER BP GAS STATION



GENERAL INFORMATION

Price:	\$1,100,000
Building Size:	3,148 square feet
Number of Stories:	1
Year Constructed:	1996
Condition:	Good
Lot Dimensions	130' x 210'
Acreage:	0.64
Closest Cross Street:	I-475
County:	Lucas
Zoning:	C-2
Parking:	12 spaces
Curb Cuts:	3
Street:	3 lane divided highway



For more information, please contact:

GERMANO BRESSAN, CCIM

(419) 249 6309

gbressan@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Steel and glass
Structural System:	Steel joist
Roof:	Built-up
Floors:	Concrete
Floor Coverings:	Vinyl tile
Ceiling Height:	8'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	225 amp
Restrooms:	2
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Lit Pylon

TRAFFIC COUNTS (TWO-WAY)

CENTRAL AVENUE	40,312 (2015)
I-475	40,086 (2010)

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

2017 REAL ESTATE TAXES

TD:	78
Parcels:	59237
Assessor Number:	30-210-016
Total Taxes:	\$30,498.80

DEMOGRAPHICS

	POPULATION	MED. HH INCOME	BUSINESSES
1 MILE	8,427	\$84,268	793
3 MILE	28,240	\$79,708	1,753
5 MILE	56,424	\$85,425	3,452

Comments:

- Closed BP gas station located at the on-ramp to I-475 South with high traffic and high visibility.
- Has 3 underground reinforced Fiberglas plastic storage tanks: 2 – 10,000 gallon and 1 – 12,000 gallon. There are also 5 MPD's.
- Car wash is included.
- Subject to BP Products Use and Operating Restrictions for five more years. Must be branded BP, Amoco or Arco. May negotiate a new fuel supply agreement with an approved BP supplier.

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