

2928 TREMAINSVILLE ROAD
TOLEDO, OH 43613

INDUSTRIAL BUILDING FOR SALE
4,540 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

MYTEE MUFFLER



GENERAL INFORMATION

Sale Price:	\$149,900 for real estate \$30,000 for equipment*
Building Size:	4,540 square feet
Number of Stories:	2
Year Constructed:	1953
Condition:	Good
Acreage:	0.3478
Land Dimensions:	155' x Irregular
Closest Cross Street:	At the SEC of Tremainsville and Adelaide between Laskey and Alexis
County:	Lucas
Zoning:	CR Regional Commercial
Parking:	12 striped and ample not striped
Curb Cuts:	4
Street:	2 lane, 2 way

*Equipment list is on page 3.



For more information, please contact:

CRAIG HERSCHEL
(419) 249 6320
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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Office Space:	345 square feet
Shop Space:	4,195 square feet
Exterior Walls:	Block, wood and stone
Structural System:	Masonry and wood
Roof:	Flat rubber and asphalt shingle
Floors:	Concrete
Floor Coverings:	Tile in waiting area
Ceiling Height:	12'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	220V
Security System:	Yes
Restrooms:	2
Overhead Door:	5 – 10' x 10'
Truck Well/Dock:	No
Sprinklers:	No
Rail:	No
Cranes:	No
Floor Drains:	Yes
Signage:	Pole sign (see photo)

Comments:

- Well maintained West Toledo automotive facility.
- Real estate and equipment available.
- Unfinished second floor could be converted to storage or additional office space.
- Property could work well for alternative uses.
- Numerous grade level doors.

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BUILDING INFORMATION

Current Occupant:	Mytee Muffler
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	No – shown by appointment

UTILITIES

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

2015 REAL ESTATE TAXES

TD:	23
Parcels:	58607 and 58611
Assessor Number:	03-650-006 and 007
Total Taxes:	\$8,242.10

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Equipment List:

- Outside 4 post
- Rack jack – outside
- Inside 2 post Bay 1
- Inside 2 post Bay 2
- Inside 2 post Bay 4
- Inside 4 post Rack Bay 3
- Pipe bender
- Welders
- Oil pump, hose and tanks, drains
- Computers
- Safe
- Office equipment
- A/C machine
- Inside racking
- Brake lathe
- Tire changer
- Tire balancer
- Snap on scanner
- Tool box with tools
- Lawn mower
- Trimmer
- Spring compressor
- Air compressor
- Battery charger
- Flush N Fill machine



For more information, please contact:

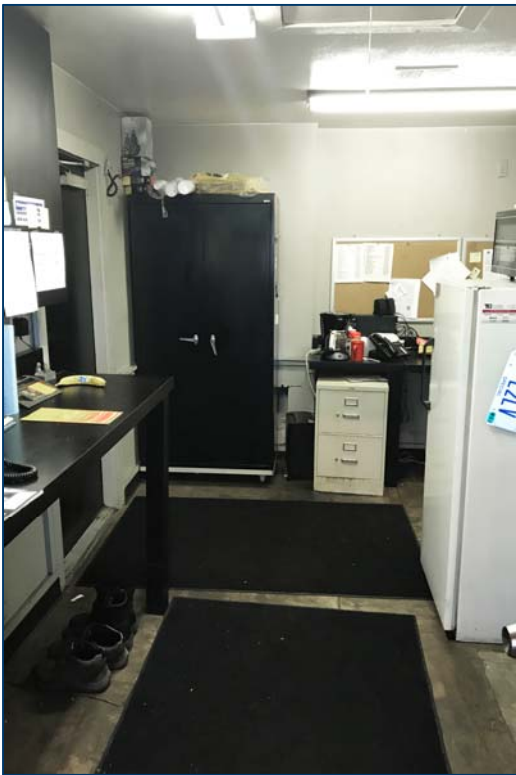
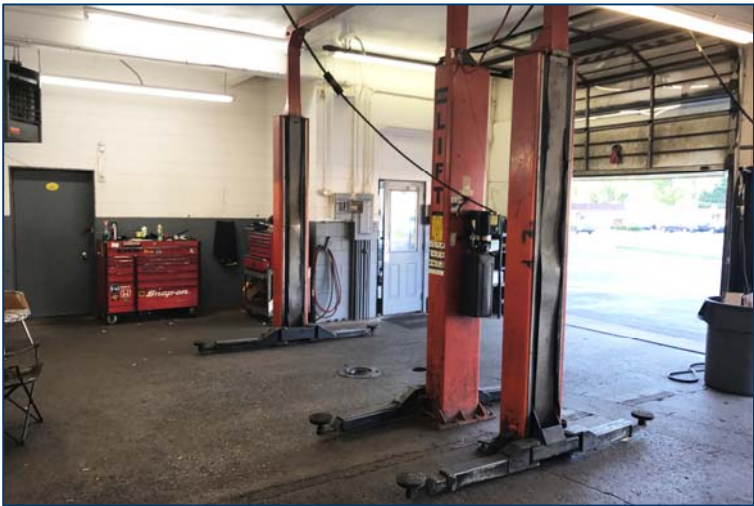
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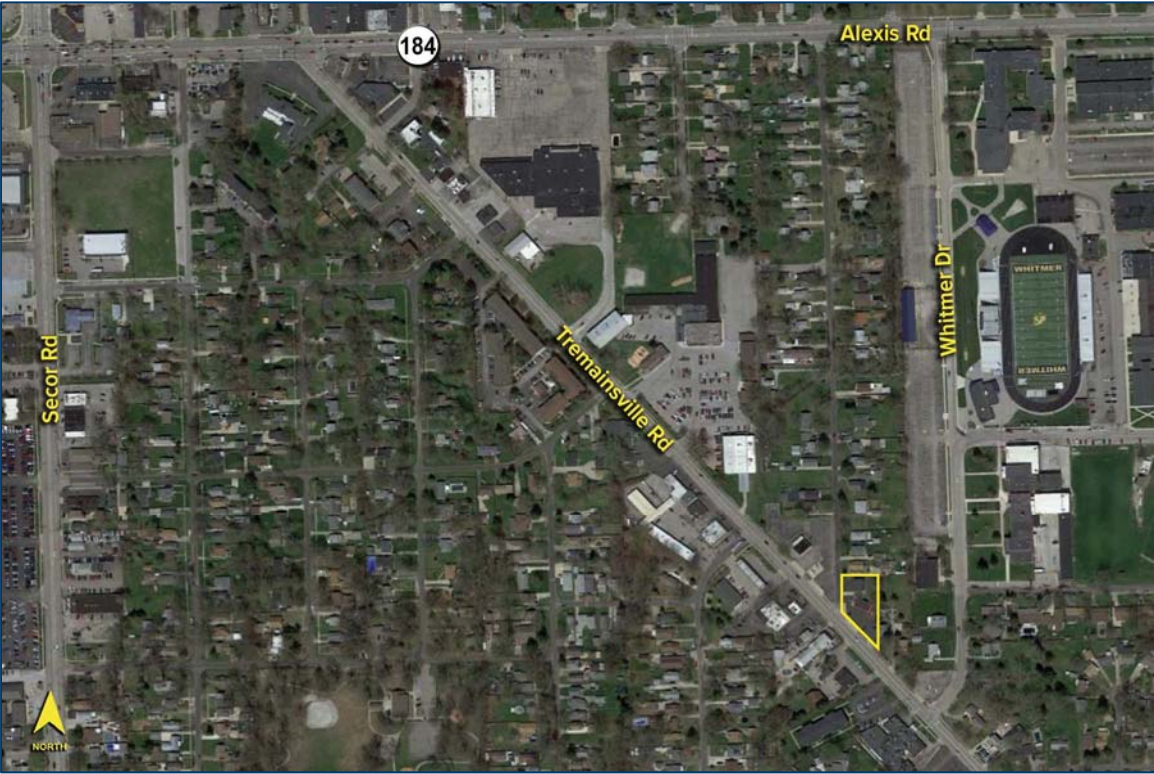
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