

535 W. ALEXIS ROAD
TOLEDO, OH 43612

RETAIL BUILDING FOR SALE
4,506 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$395,000
Building Size:	4,506 square feet
Number of Stories:	One
Year Constructed:	1951
Condition:	Very good
Closest Cross Street:	Bennett Road
Acreage:	2.051 acres
Land Dimensions:	185'x427'
County:	Lucas
Zoning:	CR & RS-6
Parking:	65 spaces
Curb Cuts:	Two
Street:	4 lane with center turn



All specs are per Lucas County Auditor

For more information, please contact:

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS	
Exterior Walls:	Block
Structural System:	Block with wood joist
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	9' – 12'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	400 amp
Restrooms:	Three
Sprinklers	No
Elevator:	No
Signage:	Facia & pylon

BUILDING INFORMATION	
Current Tenant:	None
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

2021 REAL ESTATE TAXES	
TD:	22
Parcel Number:	05301, 05201
Assessor Number:	02904133, 32
Total Taxes:	\$18,429.84

Comments:

- Turnkey restaurant, furniture, fixtures and equipment is negotiable.
- Great visibility.
- Liquor license available separately.
- Glycol system.
- Patio can be doubled in size.
- Occupancy: inside – 172, outside – 86.

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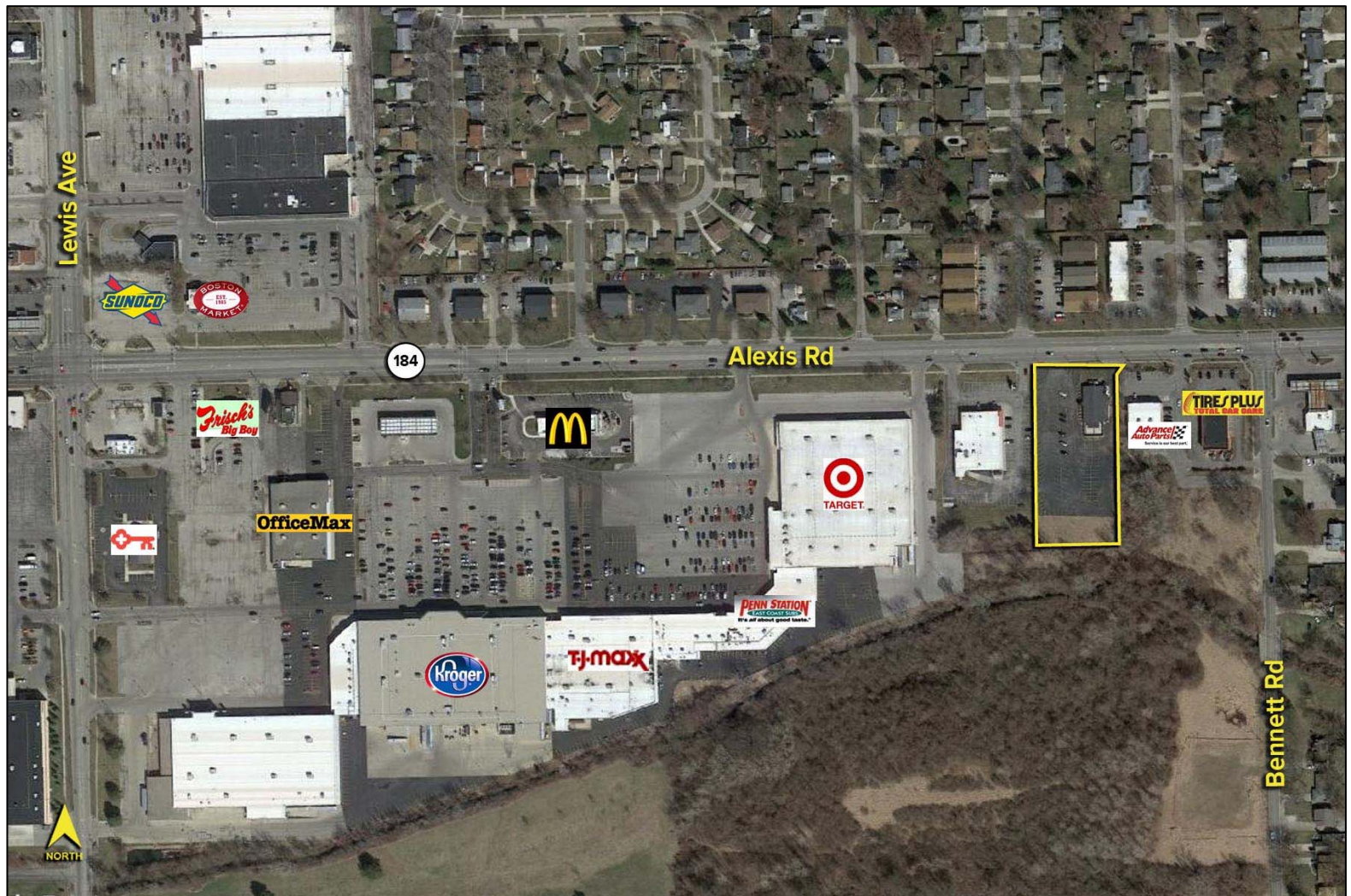
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	8,615	\$49,068
3 MILE	65,940	\$50,771
5 MILE	179,080	\$49,400

TRAFFIC COUNTS (TWO-WAY)	
ALEXIS ROAD	21,258 (2020)
LEWIS AVENUE	15,209 (2020)
BENNETT ROAD	4,849 (2020)

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