

2727 LAGRANGE STREET
TOLEDO, OH 43608

COMMERCIAL BUILDING FOR SALE
2,400 +/- Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

LAGRANGE AUTO SALES



GENERAL INFORMATION

Sale Price:	\$74,900
Building Size:	1,167 sf shop; 440 sf garage and 780 sf garage
Number of Stories:	1
Year Constructed:	1939
Condition:	Excellent
Lot Dimensions:	104' x 123' - Irregular
Acreage:	0.2767
Closest Cross Street:	Hausman Street
County:	Lucas
Zoning:	CS
Parking:	Paved and stoned lot for approximately 20 cars
Curb Cuts:	4 with gates
Street:	2 lane, 2 way with parking lane



For more information, please contact:

ROB KELEGHAN
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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Shop – block; garages - frame
Structural System:	Block and truss
Roof:	Hip with asphalt shingle on main; rubber on 4-car garage and shingle on 2-car garage
Floors:	Concrete
Floor Coverings:	Tile in office
Ceiling Height:	12' in shop
Basement:	No
Heating:	Gas heaters
Air Conditioning:	Window unit
Power:	200 amp, 120/240
Restrooms:	2
Security System:	Yes
Overhead Doors:	2 – 9' in shop and 1 – 16' x 7' in garage
Sprinklers:	No
Signage:	Pylon and fence

Comments:

- Over 45 years of success.
- Licensed car lot with Ohio Dealership License.
- Can park 20 to 30 cars on lot.
- Non-paved area is stone and gravel.
- Air lines in garage outbuilding with 220 electricity.
- Old gas tanks removed in 1975 and filled with sand.
- 6000 lb. lift and air compressor stays.
- Completely fenced-in yard.
- 4 gates for easy relocation of vehicles.

BUILDING INFORMATION

Current Occupant:	Lagrange Auto Sales
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	No – Seller must accompany

2017 REAL ESTATE TAXES

TD:	07
Parcels:	07394, 07401 and 07404
Assessor Number:	01-279-003, 002 and 001
Total Taxes:	\$1,765.19



For more information, please contact:

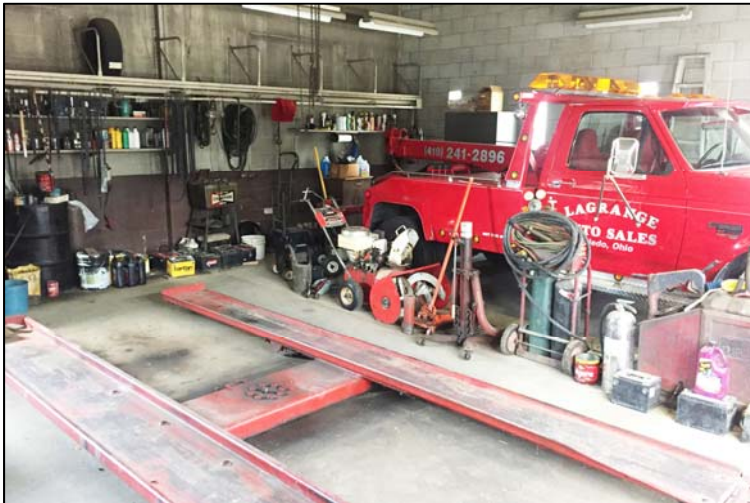
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Shop Area with 6,000 lb. Lift



Office

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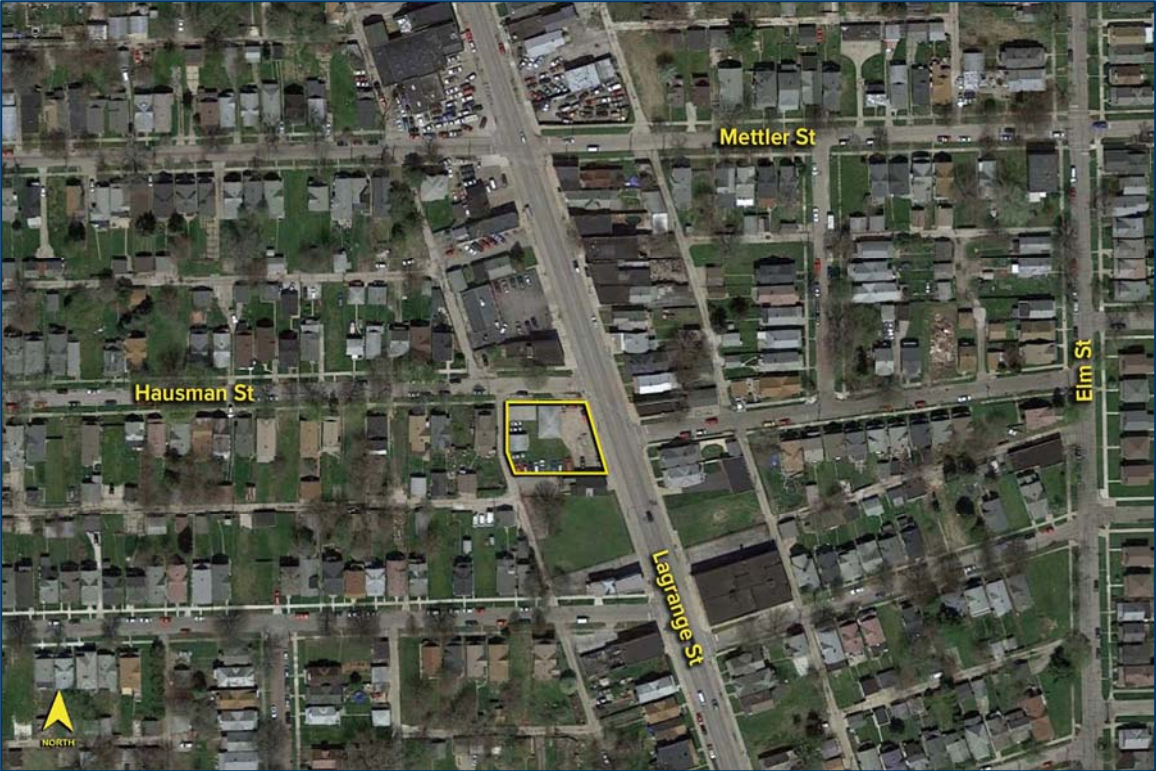
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.