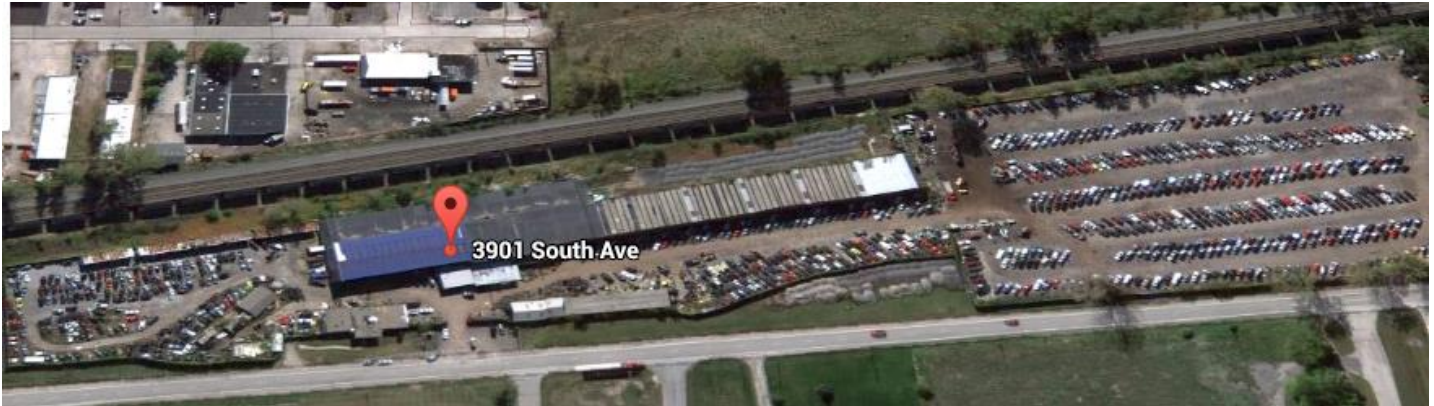


BUSINESS OPPORTUNITY in TOLEDO, OHIO



3901 South Avenue, Toledo, OH 43615

Nationwide Auto Parts has been in operation since 2005 on this 17.6-acre parcel on a busy highway. Facilities include a sales office and a large warehouse.

Ideal for full-service automotive salvage, self-service or a hybrid yard.

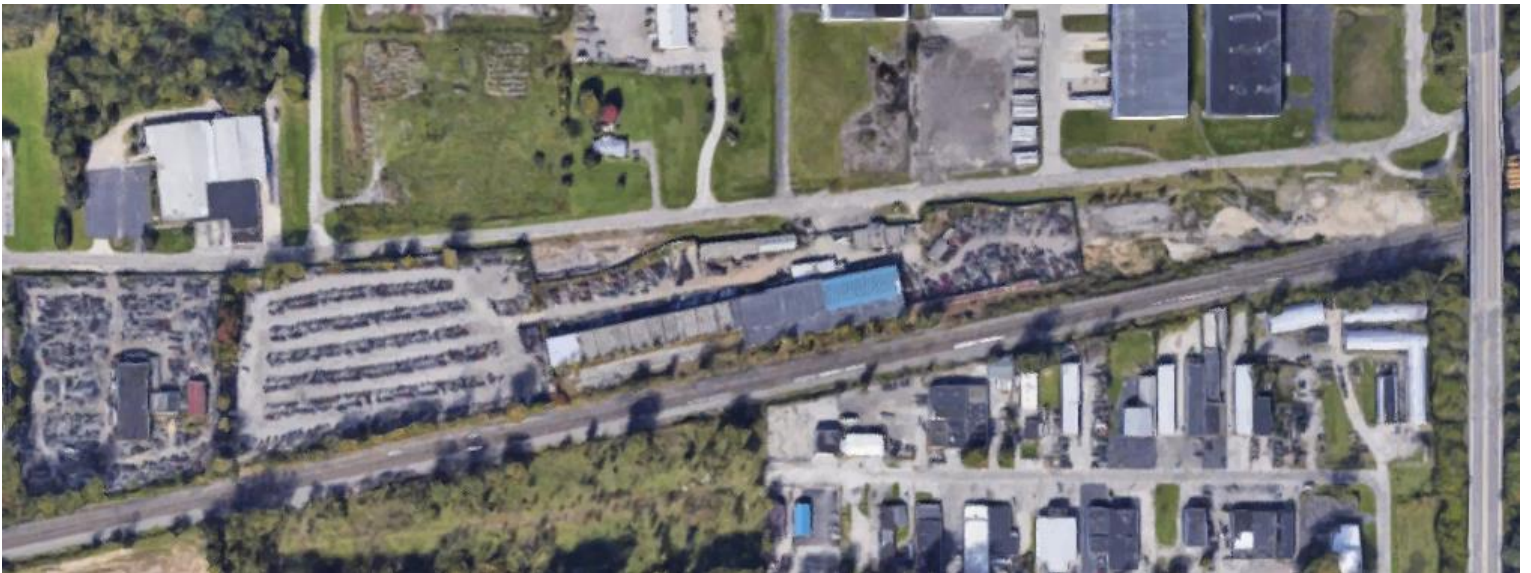
Rail is directly behind the yard, although there is no spur.

PRICE: \$1,800,000 cash in an asset sale for the real estate

LOT SIZE:	17.655 acres + optional 5 adjacent acres available	ZONING:	General Industrial
BUILDINGS:	60,000 sf warehouse and 3,000 sf retail and office building.	UTILITIES:	Power, water, sewer, gas, cable
ANNUAL TAXES:	\$12,600		

Pricing pertains to real estate only. The owner is willing to sell the parts inventory, vehicles and equipment separately.

For additional information or to arrange a showing, please call George C. Metos at 801-953-1003 or email georgemetos@aol.com



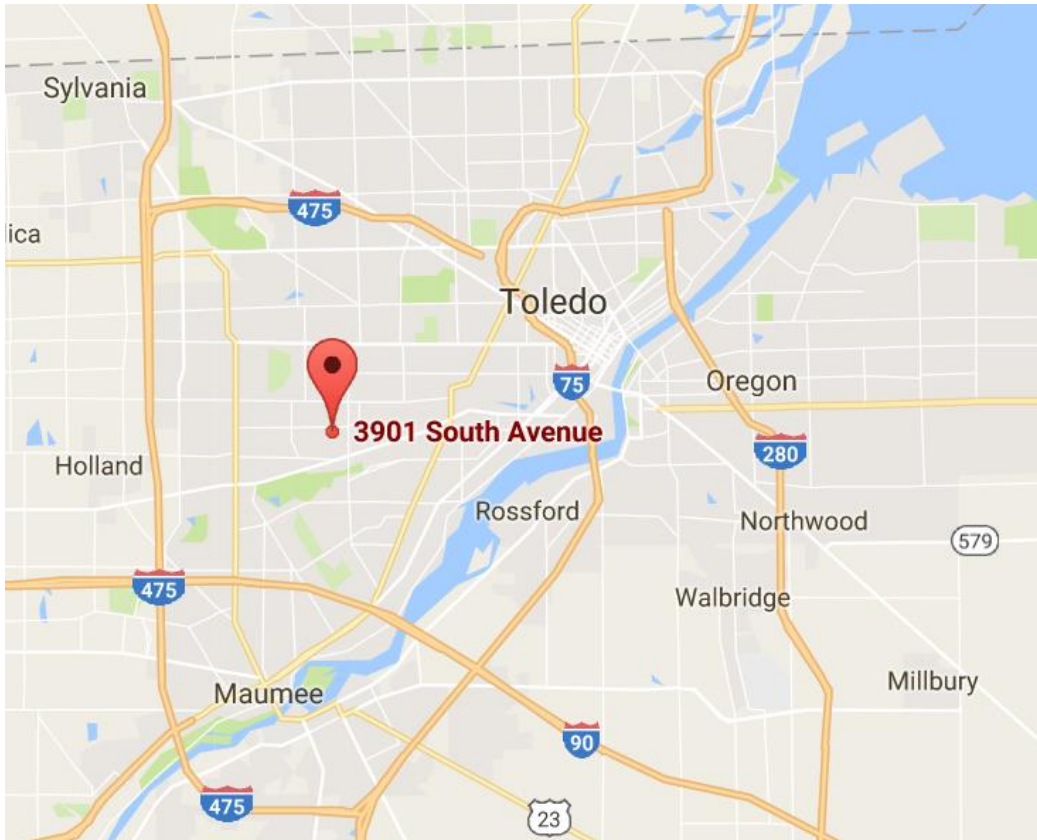
5 additional acres may be available from the owners of the adjacent full service auto salvage business to the West.



Looking West



Looking East



Bruce Guilford Real Estate & Auctioneering

Hicksville, Ohio

- **Bruce Guilford – Managing Broker, license #210636**
- **George Metos- Business Broker, consults on this opportunity**

Disclaimer: all information in this document is deemed reliable, but not guaranteed, and should be independently verified.