

2825 GLENDALE AVENUE  
TOLEDO, OH 43614

COMMERCIAL BUILDING FOR SALE  
5,015 Square Feet



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

<b>Sale Price:</b>	\$599,000
<b>Building Size:</b>	5,015 square feet
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	2004
<b>Condition:</b>	Excellent
<b>Lot Dimensions:</b>	198' x 330'
<b>Acreage:</b>	1.5
<b>Closest Cross Street:</b>	Detroit Avenue
<b>County:</b>	Lucas
<b>Zoning:</b>	CR
<b>Parking:</b>	106 spaces
<b>Curb Cuts:</b>	2
<b>Street:</b>	4 lane with center turn lane



For more information, please contact:

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(419) 249 6309  
gbressan@signatureassociates.com

In cooperation with



**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

#### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood joist
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Carpet and vinyl tile
Ceiling Height:	8' & 9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	225 amp
Restrooms:	2
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Monument

#### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	Call Listing Agent for access

#### 2018 REAL ESTATE TAXES

TD:	18
Parcels:	87460
Assessor Number:	06-390-005
Total Annual Taxes:	\$27,721.44

#### Comments:

- Outlot to Wal-Mart on a very busy road.
- Highly visible with easy ingress and egress.
- Approximately 20,000 vehicles drive by this site every day.
- Great location for another restaurant. All equipment and liquor license included in price.

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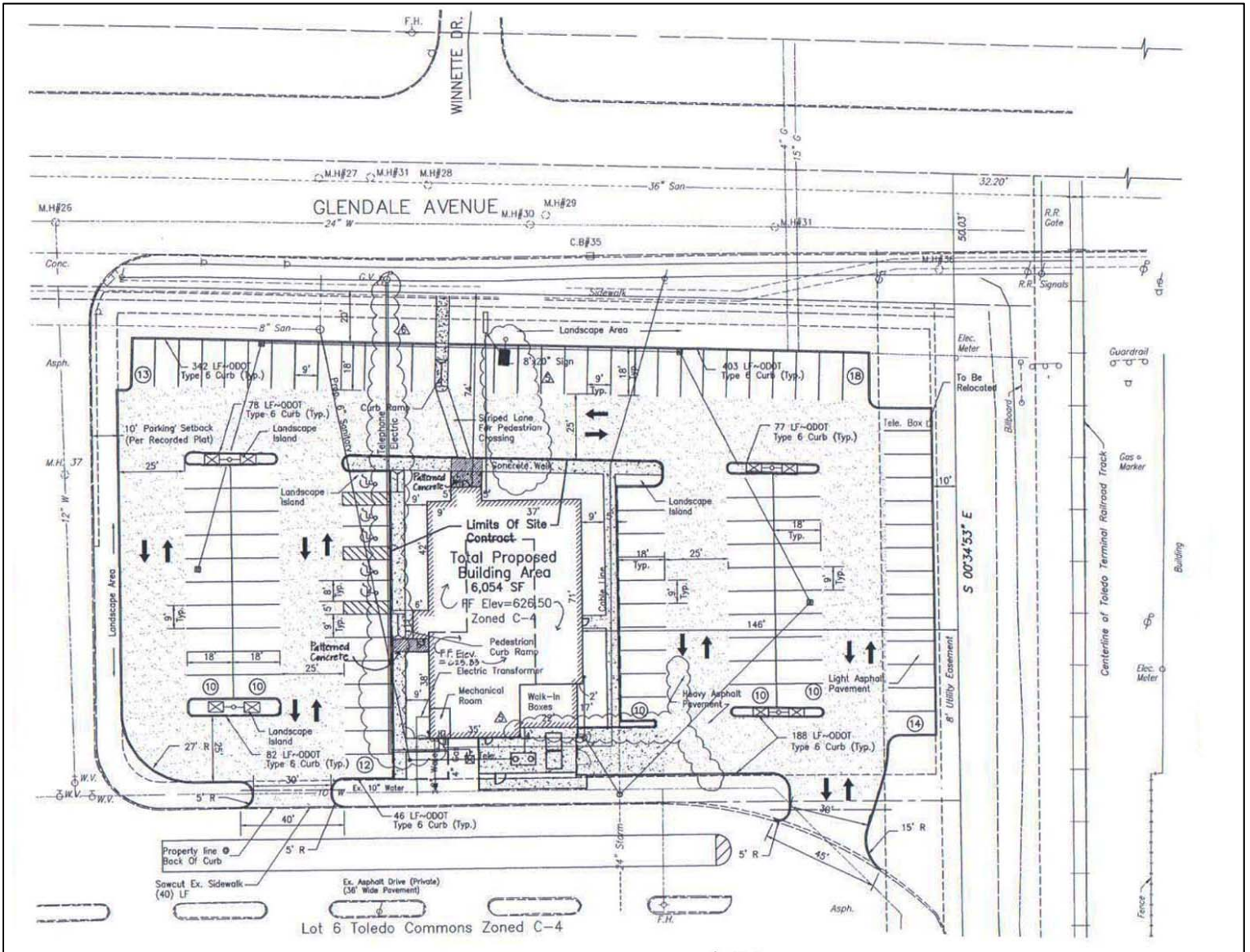
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Site Map



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Commercial Building For Sale

5,015  
Square Feet

Aerial Map



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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.