

1708 W. ALEXIS ROAD
TOLEDO, OH 43613

RETAIL BUILDING FOR SALE
4,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$525,000
Building Size:	4,000 square feet
Number of Stories:	One
Year Constructed:	2007
Condition:	Very good
Closest Cross Street:	Jackman Road
County:	Lucas
Zoning:	CR – Regional Commercial
Parking:	17 spaces - shared
Curb Cuts:	Two
Street:	4 lane with center turn



Building specs per Lucas County Auditor

For more information, please contact:

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

Exterior Walls:	Block and dryvit
Structural System:	Block and steel joist
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet and vinyl
Ceiling Height:	9' to 11'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	1 per suite
Sprinklers:	No
Signage:	Facia
Delivery Area:	In rear

BUILDING INFORMATION

Sign on Property:	No
Key Available:	See listing agent

2024 REAL ESTATE TAXES

Parcel Number:	23-34117
Assessor Number:	03-553-001
Total Taxes:	\$10,242.08

LEASE INFORMATION

Unit	Tenant	Square Footage
1708/1714	Health Quest Physical Therapy	2,689
1720	Consumer Consultants Tax	1,327

Comments:

- Very good condition.
- Great visibility.
- Located at a traffic light.
- Recently sealed and striped parking lot.
- Multi-tenant. Currently two tenants, can accommodate up to four.

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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.

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Projected Proforma

Gross Scheduled Rental Income	\$40,142.52
Plus Other Income (CAM & tax reimburse)	\$22,456.18
Total Gross Income	\$62,598.70
Gross Operating Income	\$62,598.70
Less: Operating Expenses	
Property Management (4% of gross)	\$2,503.95
Property Insurance *	\$3,873.00
Real Estate Taxes / Assessments * (2024)	\$10,242.08
Repairs and Maintenance (2023)	\$375.00
Lawn Care (2023)	\$915.00
Snow Removal (2023)	\$2,143.00
Utilities:	
Electric (2023)	\$966.00
Sewer and water (2023)	\$314.00
Miscellaneous	
Total Operating Expenses	(\$21,332.03)
Net Operating Income	\$41,266.67
* 2024 Actual Expenses	

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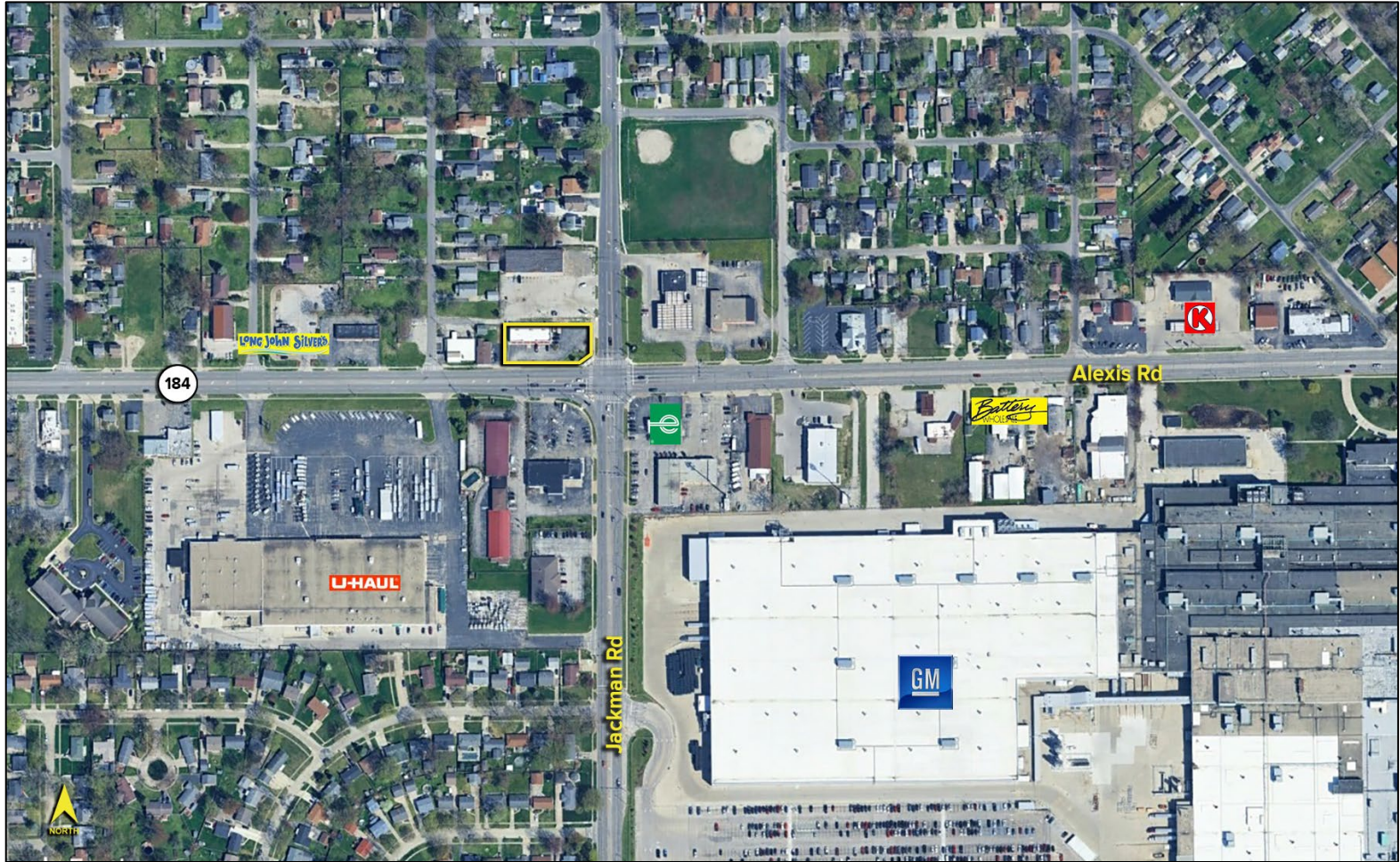
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,511	\$58,549
3 MILE	86,279	\$62,500
5 MILE	179,851	\$63,818

TRAFFIC COUNTS (TWO-WAY)

ALEXIS ROAD	23,166 (2023)
JACKMAN ROAD	7,591 (2023)

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