

2439 TREMAINSVILLE ROAD
TOLEDO, OH 43613

COMMERCIAL BUILDING FOR SALE
6,373 Square Feet Available



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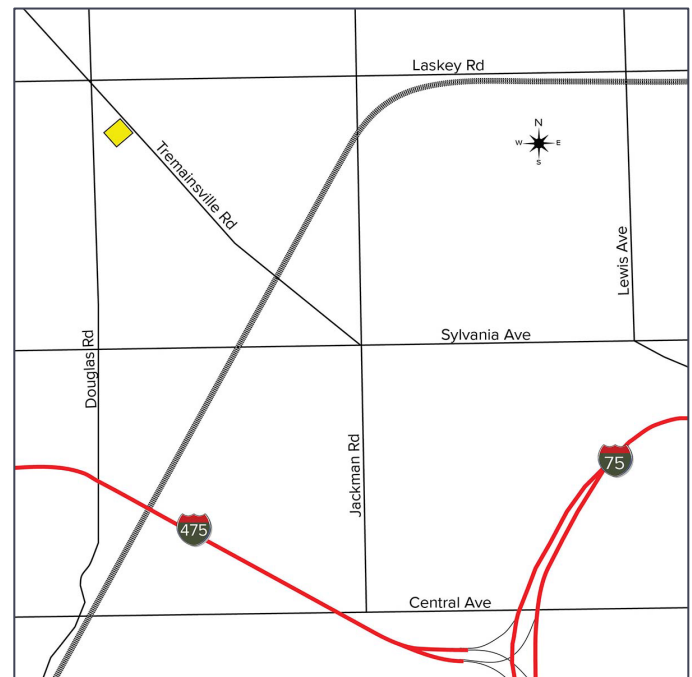
FULL-SERVICE COMMERCIAL REAL ESTATE

MULTI-TENANT COMMERCIAL BUILDING



GENERAL INFORMATION

Sale Price:	\$425,000
Building Size:	6,373 square feet
Number of Stories:	One
Year Constructed:	1954 with ongoing updates – see comments
Condition:	Well-maintained
Closest Cross Street:	Douglas Road
Acreage:	1.246 acres
County:	Lucas
Zoning:	CR – Regional Comm. MX – Mixed Zoned
Parking:	50+ spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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2439 Tremainsville Road, Toledo, OH 43613

Commercial Building For Sale

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BUILDING SPECIFICATIONS	
Exterior Walls:	Stucco block/brick
Structural System:	Block/wood/steel beam
Roof:	Asphalt shingle
Floors:	Poured concrete
Floor Coverings:	Epoxy/luxury plank tile
Ceiling Height:	10'±
Basement:	No
Heating:	4 gas forced air furnaces 2 per retail space, 1 in small hall, 1 in large hall
Air Conditioning:	One 5-ton capacity unit for both halls, window units in the retail units
Power:	Main – 200a/240v
Restrooms:	Four in hall (2 in small hall, 2 in large hall), one per retail unit
Sprinklers	No
Elevator:	No
Signage:	Façade & freestanding
Security:	Yes

BUILDING INFORMATION	
Current Tenant:	Tremainsville Hall (Seller's business) 2437 – Pro Toledo Locksmith, LLC 2439 – Coral Freaks, LLC
Occupancy Date:	Upon closing (subject to leases)
Sign on Property:	No
Key Available:	Yes

2025 REAL ESTATE TAXES					
Parcel #	Zoning	Taxes	Land Valuation	Improvements Valuation	Total Valuation
22-09537	CR	\$61.04	\$2,100	\$0	\$2,100
23-39707	CR	\$2,559.66	\$59,500	\$22,600	\$82,100
23-39714	10-MX	<u>\$7,876.17</u>	<u>\$34,100</u>	<u>\$230,000</u>	<u>\$264,100</u>
Totals:		\$10,496.87	\$95,700	\$252,600	\$348,300

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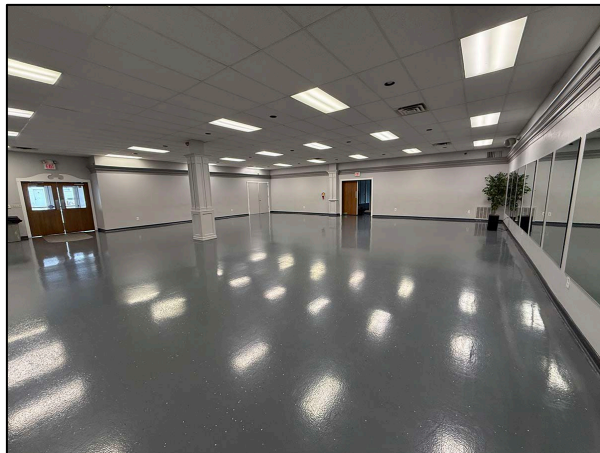
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Small hall



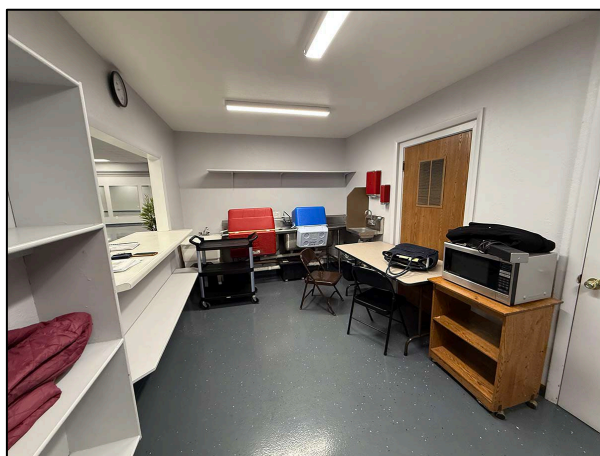
Kitchen/bar area



Large hall



Storage area



Kitchen/bar area



Retail space

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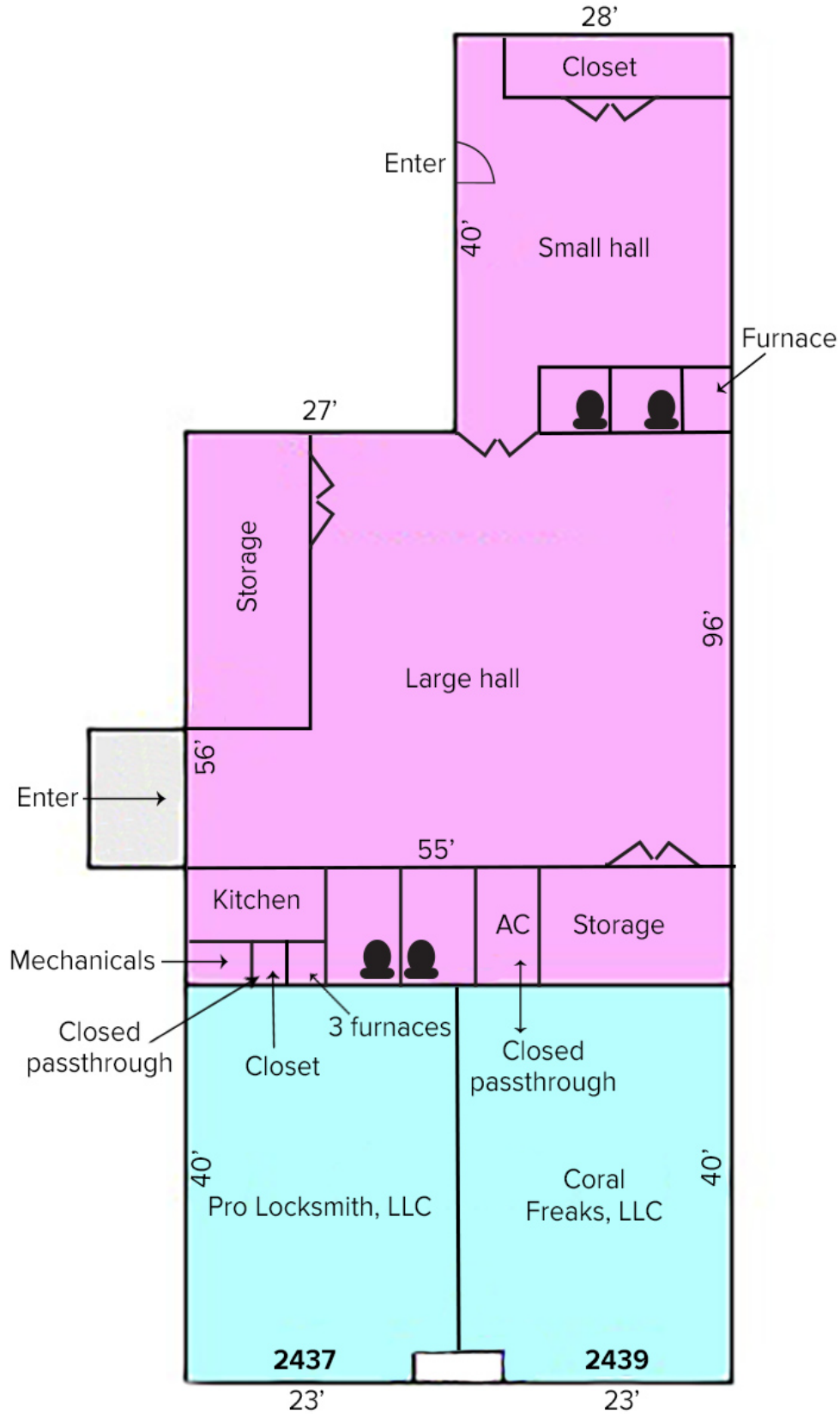
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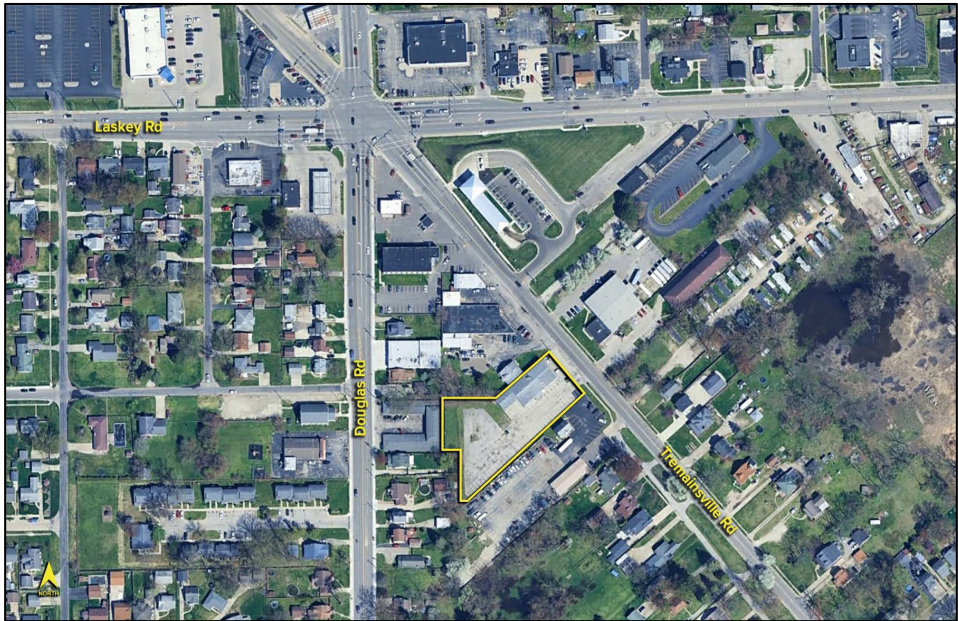


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Comments:

- 3-tenant building. Mini Motions (vacated) and Tremainsville Hall shared space.
- Two small retail leased spaces fronting Tremainsville Road.
- 2437 Tremainsville – Pro Toledo Locksmith, LLC, 2439 Tremainsville - Coral Freaks, LLC. Both lease on a 1-year lease basis.
- Retail tenants pay electric and content liability insurance – 2437 pays \$525/mo. and shares Wi-Fi with Landlord, 2439 pays \$560/mo.
- Tremainsville Hall/Mini Motions 130-capacity per owner, not code.
- Small hall has separate electrical panel.
- Hall rental equipment and personal property available separate from real estate.
- Seller has invested \$100,000± of building upgrades within the last nine years to include, but not be limited to:
 - Drop ceiling.
 - Lights.
 - Restroom upgrades.
 - Exterior doors.
 - Furnace.
 - Epoxy floor.
 - Retail space floors - luxury plank vinyl.
- Tremainsville Hall had 54 rentals, grossing \$34,000 in 2023 and \$30,000 in 2024. Hall rentals are booked through the end of the year 2025 but can be cancelled per Seller’s contract with hall renters.

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	14,084	\$62,652
3 MILE	103,863	\$62,077
5 MILE	201,921	\$59,979

TRAFFIC COUNTS (TWO-WAY)	
TREMAINSVILLE ROAD	5,783 (2024)
DOUGLAS ROAD	17,254 (2024)

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