



**SALE**

# 2928 Tremainsville Road

**TOLEDO, OH 43613**

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**PRESENTED BY:**

**RAMI SEBAI**

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OH #SAL.2021006201

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$299,000
<b>BUILDING SIZE:</b>	4,540 SF
<b>LOT SIZE:</b>	0.44 Acres
<b>PRICE / SF:</b>	\$65.86
<b>YEAR BUILT:</b>	1953
<b>ZONING:</b>	Regional Commercial
<b>VIDEO:</b>	<a href="#">View Here</a>

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## PROPERTY OVERVIEW

4,540 SF commercial building situated on a corner lot for sale. Building currently occupied by automotive repair company on a MTM lease. Excellent visibility with 290ft of corner frontage and pylon signage. Easy access with 4 curb cuts. Located 1/3 mile south of W. Alexis Rd., in close proximity to national/local retailers. Regional Commercial zoning allows for numerous uses.

## PROPERTY HIGHLIGHTS

- Ideal for investors and owner/operators
- Sale includes real estate and fixtures only
- Current MTM lease: \$3,250/month + utilities
- Currently demised as shop space, office space, and 2 restrooms
- 12 striped spots with additional open paved area
- 5 grade level doors (10' x 10')
- Unfinished second floor space

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SVN | ASCENSION COMMERCIAL REALTY 2

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## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$299,000</b>
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### LOCATION INFORMATION

<b>STREET ADDRESS</b>	2928 Tremainsville Road
<b>CITY, STATE, ZIP</b>	Toledo, OH 43613
<b>COUNTY</b>	Lucas
<b>MARKET</b>	North Toledo

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Retail
<b>PROPERTY SUBTYPE</b>	Vehicle Related
<b>ZONING</b>	Regional Commercial
<b>LOT SIZE</b>	0.44 Acres
<b>APN #</b>	2358611 & 2358607
<b>LOT FRONTAGE</b>	290 ft
<b>CORNER PROPERTY</b>	Yes

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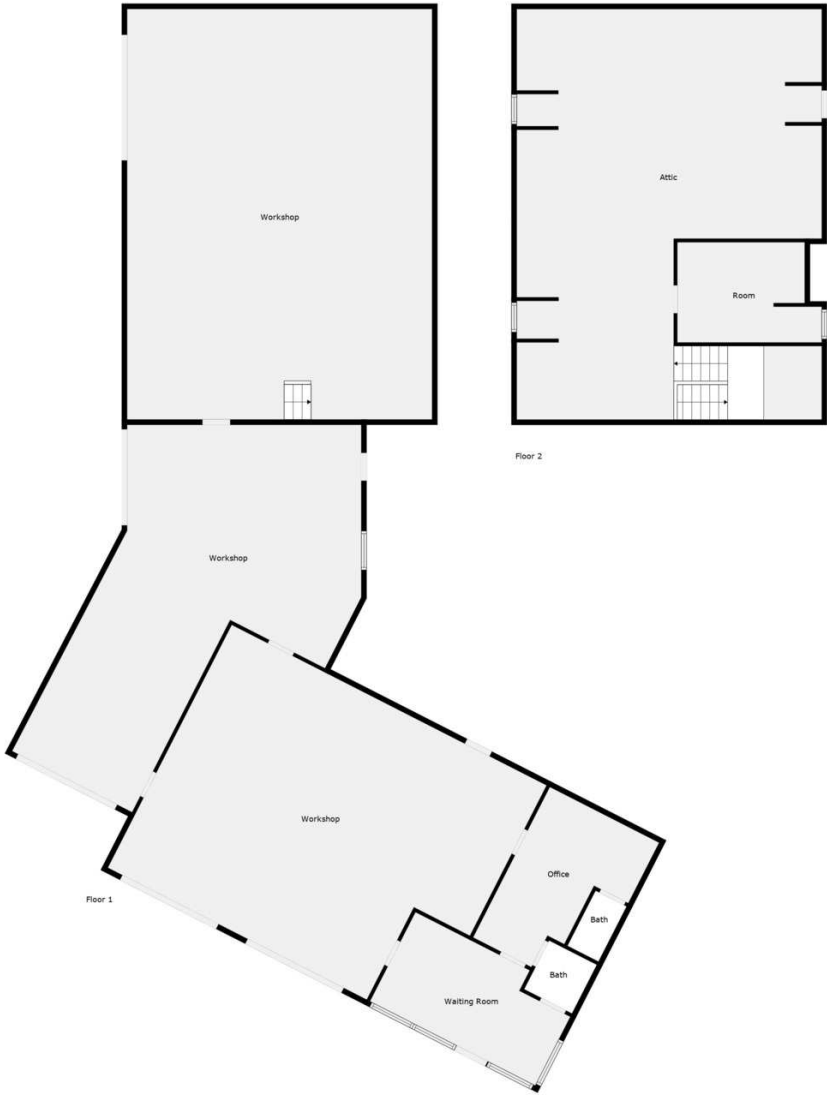
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## BUILDING INFORMATION

<b>BUILDING SIZE</b>	4,540 SF
<b>SF BREAKDOWN</b>	Office: 333 SF Shop: 3,000 SF 2nd Floor: 1,207 SF
<b>CEILING HEIGHT</b>	12 ft
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1953
<b>ROOF</b>	Flat rubber and Asphalt shingle
<b>FLOOR COVERINGS</b>	Concrete & Wood
<b>FOUNDATION</b>	Concrete slab
<b>EXTERIOR WALLS</b>	Block, Wood, and Stone
<b>HEATING/HVAC</b>	GFA/Office Only
<b>POWER</b>	220 V
<b>SECURITY SYSTEM</b>	Yes
<b>GRADE LEVEL DOORS</b>	5, 10' x 10'
<b>FLOOR DRAINS</b>	Yes
<b>RESTROOMS</b>	2

# FLOOR PLANS

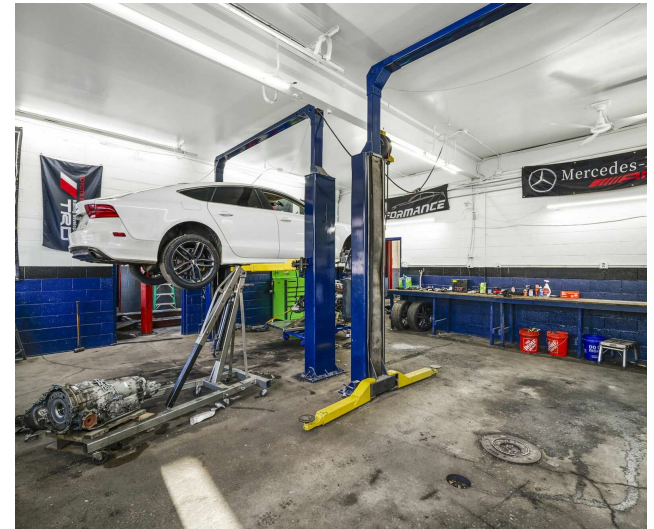
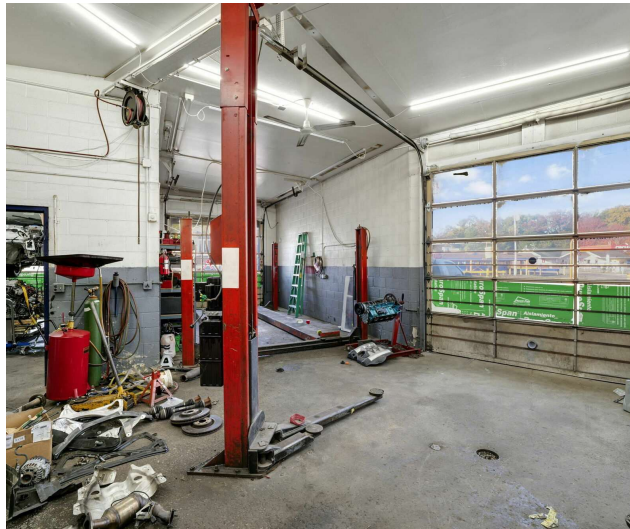
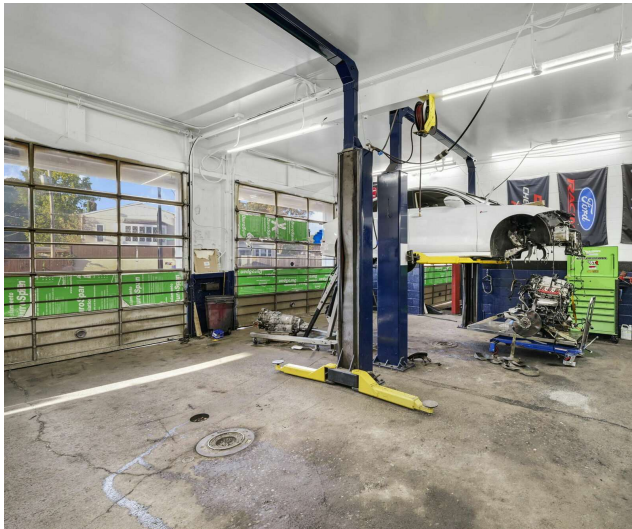


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## ADDITIONAL PHOTOS



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**SVN | ASCENSION COMMERCIAL REALTY 5**

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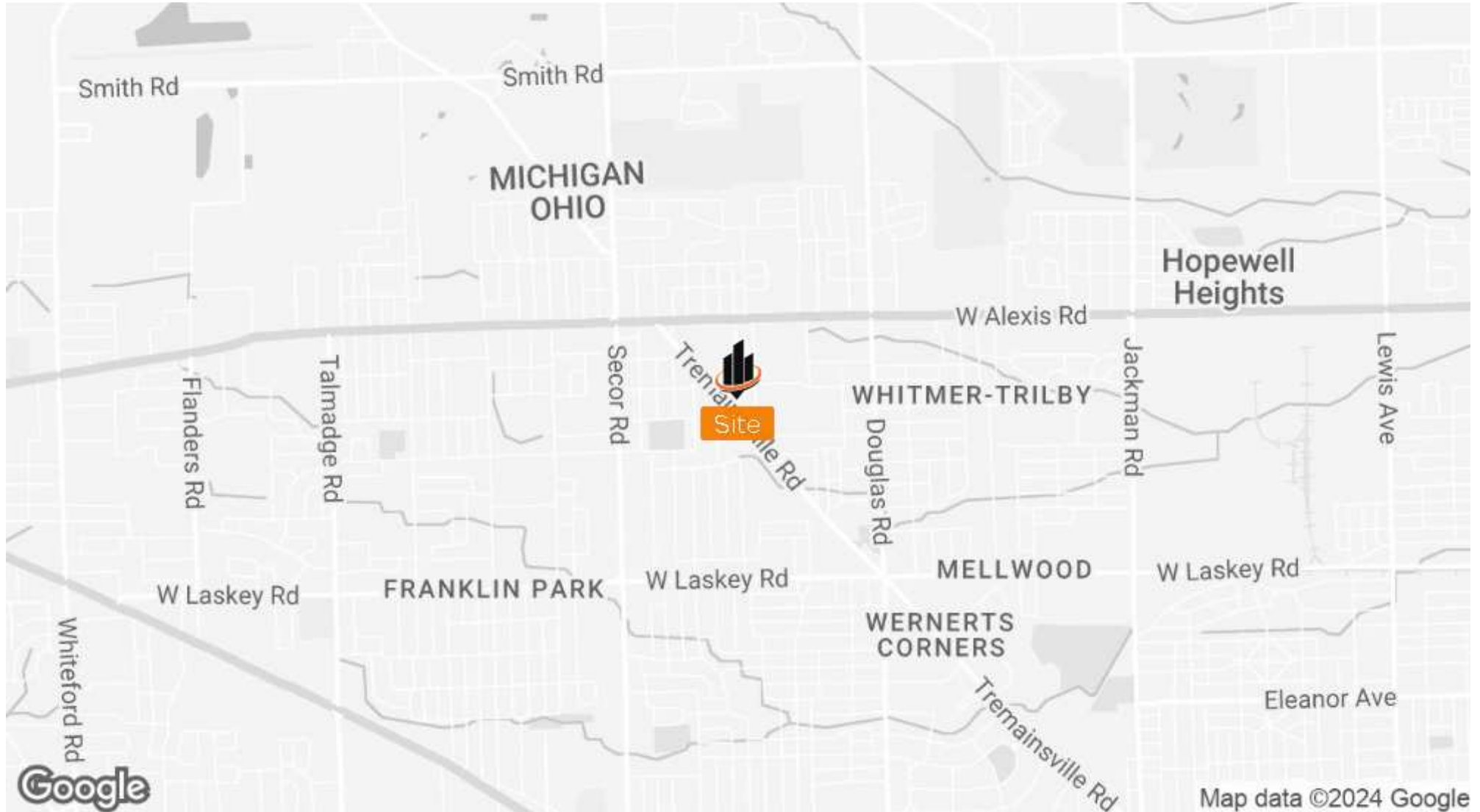
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**SVN | ASCENSION COMMERCIAL REALTY 6**

# LOCATION MAP



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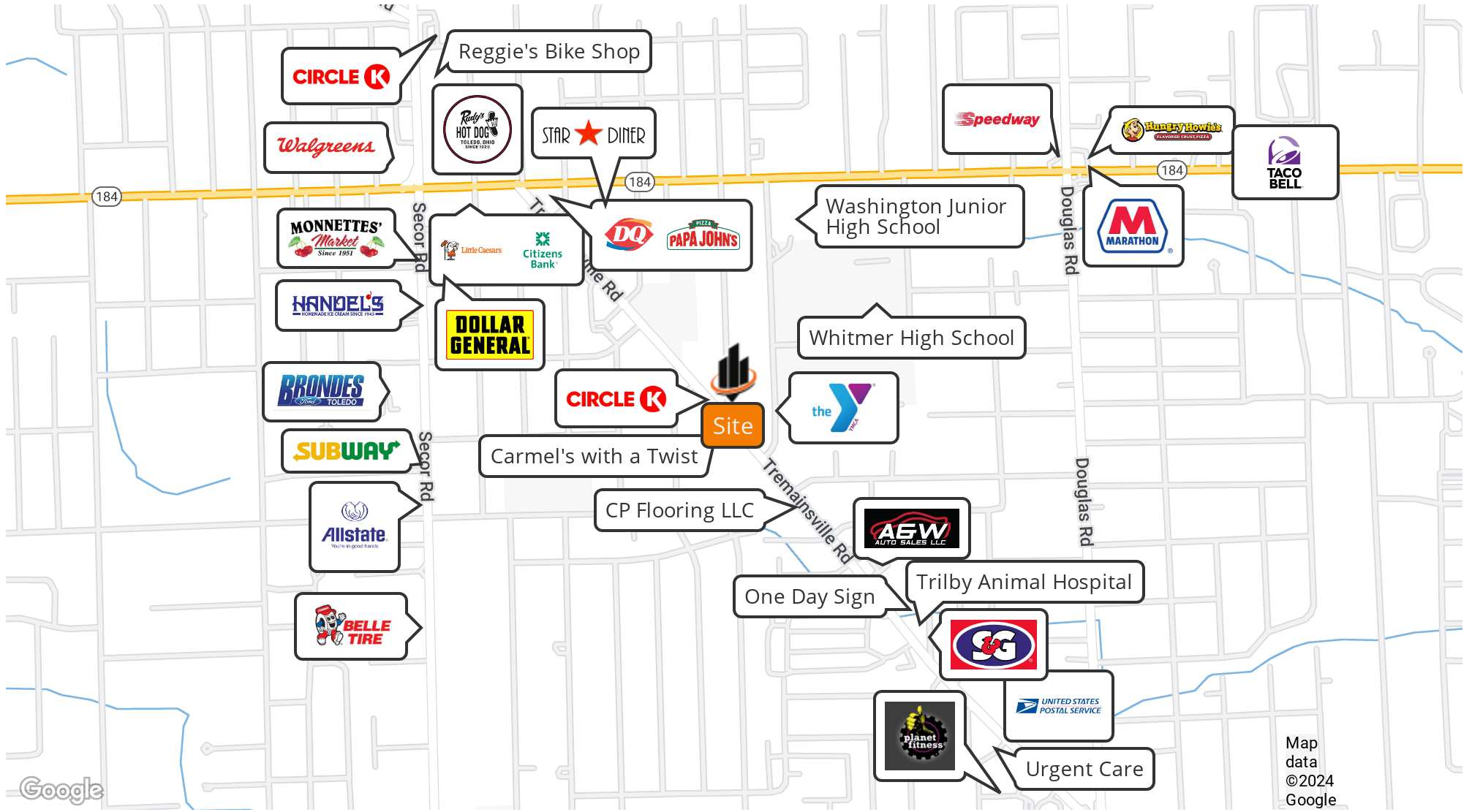
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**SVN | ASCENSION COMMERCIAL REALTY** 7

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# RETAILER MAP



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**SVN | ASCENSION COMMERCIAL REALTY 8**

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# DEMOGRAPHICS MAP & REPORT

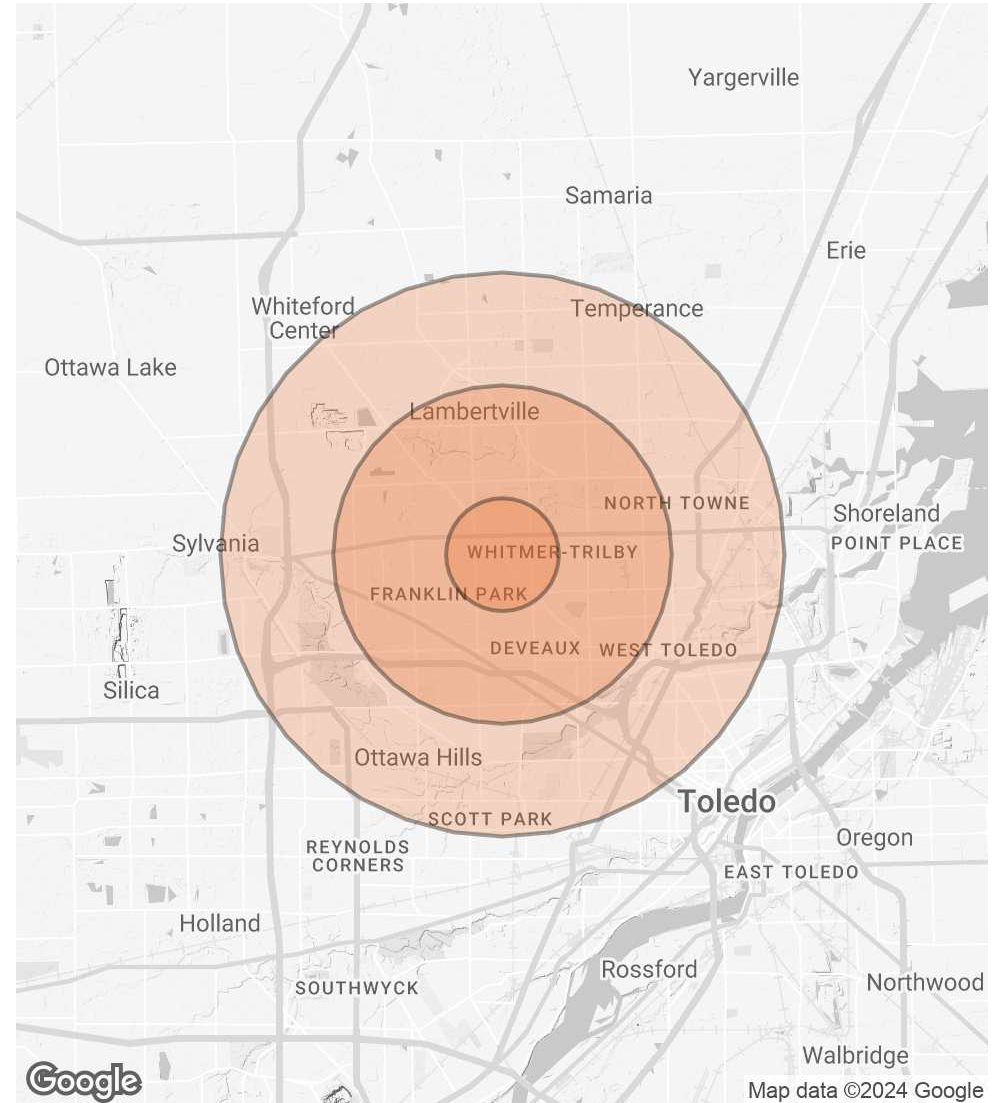
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	14,392	94,718	186,789
<b>AVERAGE AGE</b>	40	40	40
<b>AVERAGE AGE (MALE)</b>	39	39	39
<b>AVERAGE AGE (FEMALE)</b>	41	42	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	6,269	41,521	80,121
<b># OF PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$77,025	\$77,844	\$80,535
<b>AVERAGE HOUSE VALUE</b>	\$159,895	\$177,974	\$185,252

Demographics data derived from AlphaMap



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