

13625 AIRPORT HIGHWAY  
SWANTON, OHIO 43558

RESTAURANT BUILDING FOR SALE  
6,344 Square Feet



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FULL-SERVICE COMMERCIAL REAL ESTATE

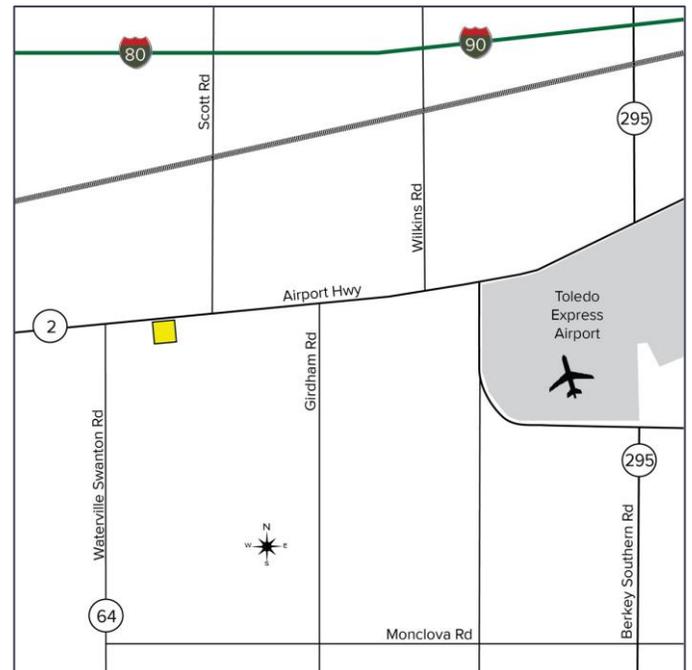
**OLD EL CAMINO**

**CONFIDENTIAL**



## GENERAL INFORMATION

Sale Price:	\$650,000
Building Size:	6,344 SF
Number of Stories:	One
Year Constructed:	1917, remodeled 2019
Condition:	Excellent
Acreage:	1.60
Closest Cross Street:	Waterville Swanton Road
County:	Lucas
Zoning:	B-3
Parking:	80 spaces + unpaved area
Curb Cuts:	Two
Street:	4 lane with center turn



For more information, please contact:

**GERMANO BRESSAN, CCIM**

(419) 249 6309

[gbressan@signatureassociates.com](mailto:gbressan@signatureassociates.com)

**SIGNATURE ASSOCIATES**

7150 Granite Circle, Suite 200

Toledo, Ohio 43617

[www.signatureassociates.com](http://www.signatureassociates.com)

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### BUILDING SPECIFICATIONS

Exterior Walls:	Cedar siding & stone
Structural System:	Wood frame
Roof:	Shingle
Floors:	Wood
Floor Coverings:	Carpet, tile
Ceiling Height:	8' to 14'
Basement:	Yes
Heating:	Natural gas
Air Conditioning:	Central
Power:	400 amp
Restrooms:	3 (1 in basement for employees)
Security System:	Yes
Sprinklers:	No
Signage:	Yes
Septic System:	Yes

### BUILDING INFORMATION

Current Occupant:	Old El Camino
Occupancy Date:	Upon closing
Sign on Property:	No
Showing Instructions:	By appointment only

### 2026 REAL ESTATE TAXES

TD:	75
Parcel Numbers:	00241, 00005, 00228
Total Annual Taxes:	\$6,707.59

### Comments:

- Totally remodeled restaurant in 2019. The seller paved the parking lot, replaced the deck, roof and HVAC system, gutted and replaced the kitchen and equipment. To open up the dining room, the second floor was removed and a garage door next to bar area leading to the patio was added.
- The price includes the property only. The tenant is paying \$3,000 per month NNN and the lease expires June 30, 2028. (This is an opportunity for an owner operator to collect rent until the current tenant lease expires.)
- Located along high traffic Airport Highway corridor in Swanton, near the Valleywood Golf Club and Oak Openings Preserve Metropark, and 3 miles from Toledo Express Airport.
- Operating Hours: Monday – Saturday 11 am – 9 pm & Closed Sundays
- The seller is retiring after many years in the restaurant business.

**HIGHLY CONFIDENTIAL LISTING. PLEASE DO NOT TALK TO THE EMPLOYEES.  
ALL SHOWINGS TO BE SCHEDULED THROUGH THE LISTING AGENT.**

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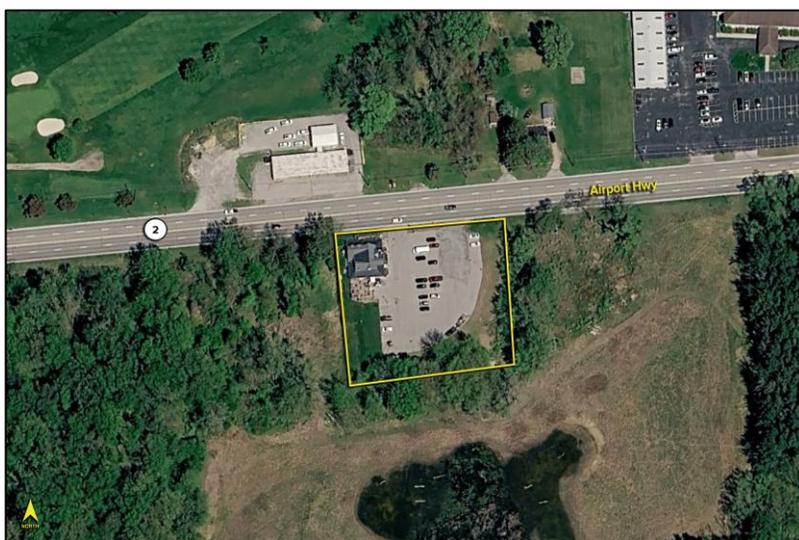


### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	802	\$72,609
3 MILE	7,021	\$73,589
5 MILE	13,714	\$78,793

### TRAFFIC COUNTS (TWO-WAY)

15,285	Airport Hwy (US20A)
4,426	Waterville Swanton Road



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