

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:

**JOE FRANCIS**  
(419) 249 6320  
jfrancis@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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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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### 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

### 2025 REAL ESTATE TAXES

Parcel Number:	23-34117
Assessor Number:	03-553-001
Total Taxes:	\$10,487.77

### LEASE INFORMATION

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

### Comments:

- Fully occupied retail center.
- Very good condition.
- Great visibility.
- Located at a traffic light.
- Recently sealed and striped parking lot.

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### Projected Proforma

<b>Gross Scheduled Rental Income</b>	<b>\$40,142.52</b>
Plus Other Income (CAM & tax reimburse)	\$22,456.18
<b>Total Gross Income</b>	<b>\$62,598.70</b>
<b>Gross Operating Income</b>	<b>\$62,598.70</b>
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	
<b>Total Operating Expenses</b>	<b>(\$21,332.03)</b>
<b>Net Operating Income</b>	<b>\$41,266.67</b>
* 2024 Actual Expenses	

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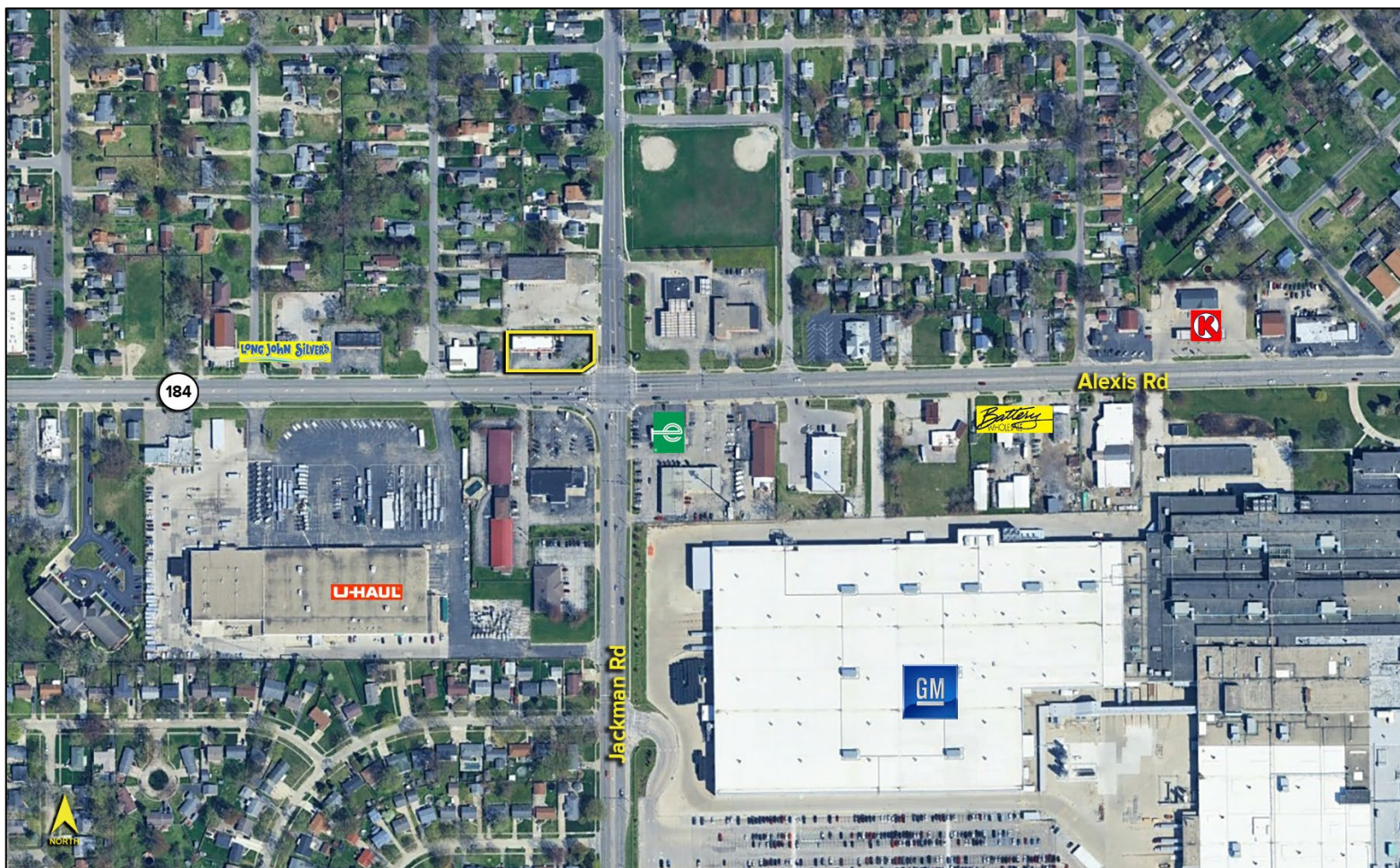
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### DEMOGRAPHICS

	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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