

4454 LEWIS AVENUE  
TOLEDO, OH 43612

INVESTMENT PROPERTY FOR SALE  
6,896 Square Feet



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Price:	\$159,900
Building Size:	6,896 sf
Number of Stories:	2
Year Constructed:	1925
Condition:	Good
Lot Dimensions:	37.5' x 120'
Acreage:	0.1073
Closest Cross Street:	Eleanor Avenue
County:	Lucas
Zoning:	CR
Parking:	4 spaces
Curb Cuts:	None (access from Eleanor or alley)
Street:	2 lane, 2 way



For more information, please contact:

**GERMANO BRESSAN, CCIM**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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### BUILDING SPECIFICATIONS

Exterior Walls:	Block & brick
Structural System:	Wood
Roof:	Rubber
Floors:	Wood
Floor Coverings:	Carpet & vinyl tile
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central air - 1 <sup>st</sup> floor Window units - Apartments
Power:	100 amps
Restrooms:	One each unit

### 2024 REAL ESTATE TAXES

TD:	12
Parcel Number:	10654
Assessor Number:	02-209-052
Total Annual Taxes:	\$1,984.32

### LEASE INFORMATION

Tenant	Monthly Rent	Lease Term
Salon Rose	\$660.00	Month to Month
Finkler Law Office	\$200.00	Month to Month
Apartment (1 Bed)	\$475.00	Month to Month
Apartment (2 Bed)	<u>\$465.00</u>	Month to Month
<b>Total:</b>	<b>\$1,800.00</b>	

### Comments:

- Multi-tenant investment property with a combination of retail and residential tenants.
- Seller is willing to finance the sale at lower than the current market interest rate.



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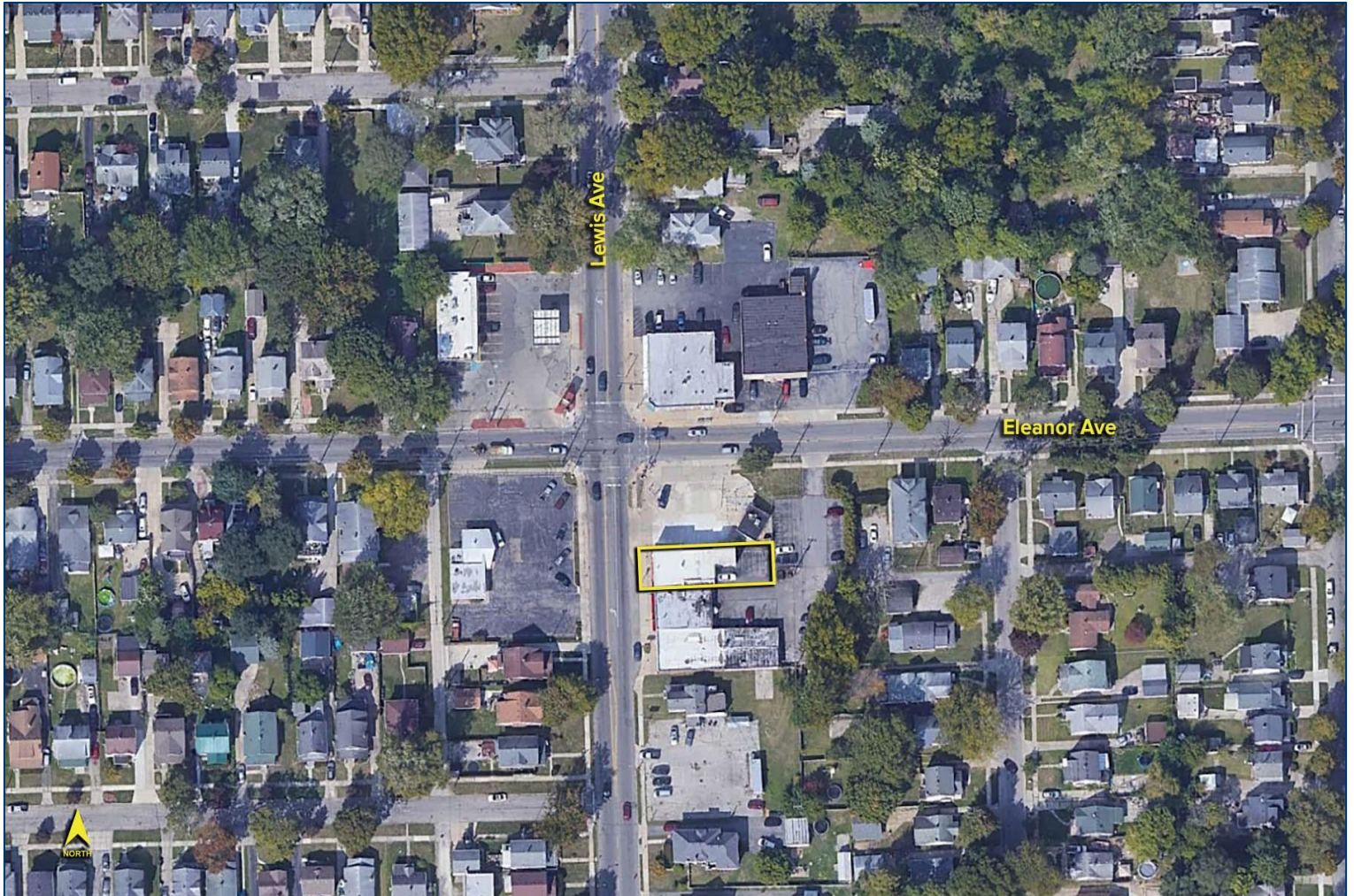
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## Investment Property For Sale

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Projected Proforma (based on current rents with estimated vacancy and 2022 operating expenses)

<b>Gross Scheduled Rental Income</b>	<b>\$21,600.00</b>
Plus Other Income	—
<b>Total Gross Income</b>	<b>—</b>
Less: Vacancy and Credit Loss (10% of gross)	\$2,160.00
<b>Gross Operating Income</b>	
Less: Operating Expenses	\$19,440.00
Accounting and Legal	—
Property Insurance	\$1,400.00
Real Estate Taxes / Assessments	\$1,970.00
Repairs and Maintenance	\$1,900.00
Janitorial	—
Lawn Care	—
Snow Removal	—
Trash Removal	—
Utilities:	
Electric	\$270.00
Gas service for heating	—
Sewer and water	\$2,800.00
<b>Total Operating Expenses</b>	<b>\$8,340.00</b>
<b>Net Operating Income</b>	<b>\$11,100.00</b>

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