

6010 GARDEN ROAD
TOLEDO, OH 43615

COMMERCIAL BUILDING FOR SALE
2,747 Square Feet Available



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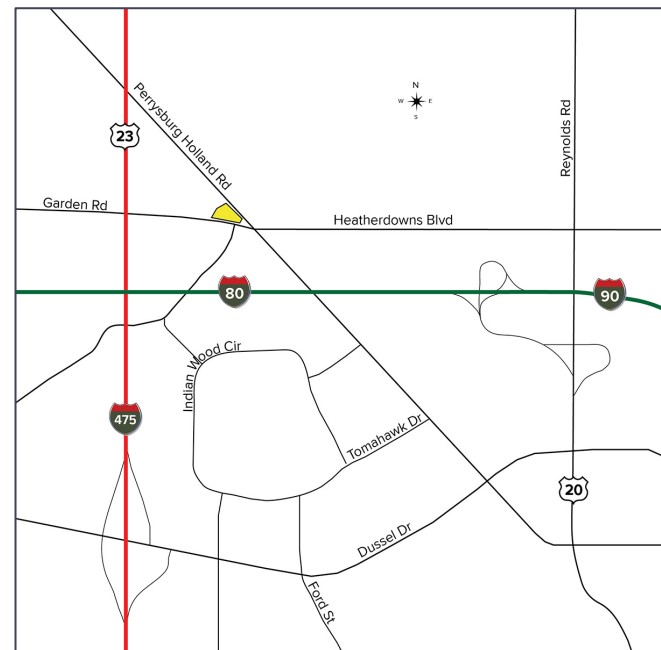
FULL-SERVICE COMMERCIAL REAL ESTATE

FREESTANDING BEAUTY SALON & SPA



GENERAL INFORMATION

Price:	\$315,000
Building Size:	2,747 square feet
Number of Stories:	Two + basement
Year Constructed:	1837, 1980 effective year built per Lucas County. See comments for updates.
Condition:	Good
Lot Dimensions:	351' x 157'
Acreage:	0.8256 acres
Closest Cross Street:	@ intersection with Perrysburg Holland & Heatherdowns Blvd
County:	Lucas
Zoning:	CN – Neighborhood Comm.
Parking:	21 spaces
Curb Cuts:	One off Garden/Heatherdowns
Street:	2-4 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Vinyl siding
Structural System:	Wood frame, basement – timber beam
Roof:	Pitched metal & shingle – replaced 5 years ago
Floors:	Wood
Floor Coverings:	Tile
Ceiling Height:	Varies
Basement:	Yes – mechanicals in basement
Heating:	Gas forced air
Air Conditioning:	Central – ground mounted
Power:	120/240v/208/120v/single phase. Multiple panels.
Restrooms:	Two
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Façade & freestanding

BUILDING INFORMATION

Current Occupant:	Shear Design
Occupancy Date:	Negotiable
Other Occupants:	No
Sign on Property:	No
Key Available:	Arrange tours with Megan - 419.215.1008

2024 REAL ESTATE TAXES

Parcel:	26-71031
Assessor Number:	06348001
Total Taxes:	\$7,415.12
Land value:	\$43,100
Improvement value:	\$204,100
Total value:	\$247,200

Comments:

- Turnkey salon space ready for another proprietor to start up business.
- Shear Design Salon & Barber is a booth rental business and is available for sale separate from the real estate.
- Major recent building improvements include metal roof, resurfaced parking lot, water heater, furnace and chair lift.
- Site improvements – retaining wall.
- Chair lift for accessibility to second floor.
- 12 – 17 stations/spa rooms.
- LED parking lot and building signage.
- Average utilities:
 - Water - \$80/month.
 - Electric - \$350/month/summer, \$160/month/winter.
 - Gas - \$250/month.

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Exterior entry/exit ramps



Enclosed dumpster

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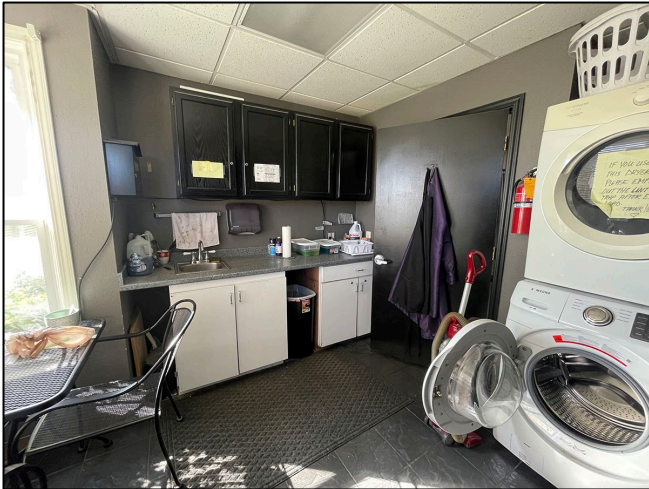
First floor



Entry



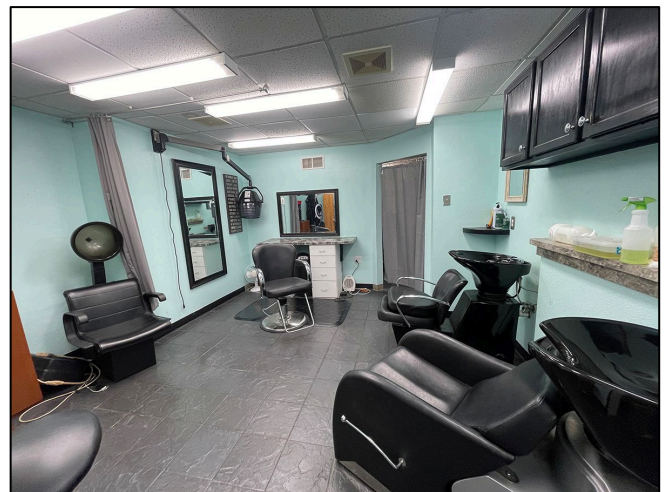
Entry



Stations



Stations



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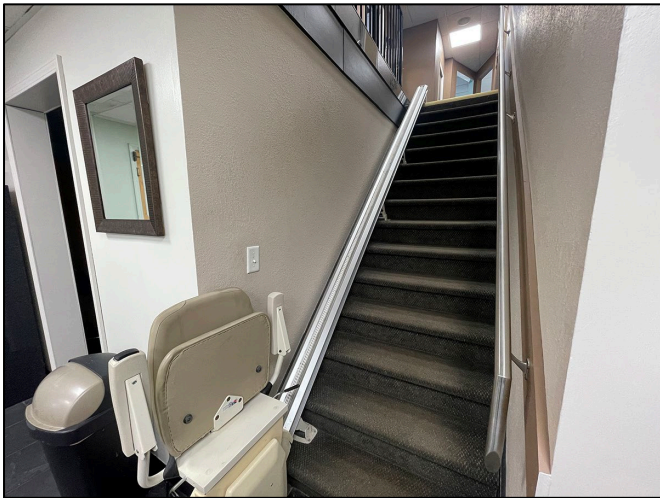
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1st floor station



1st floor station



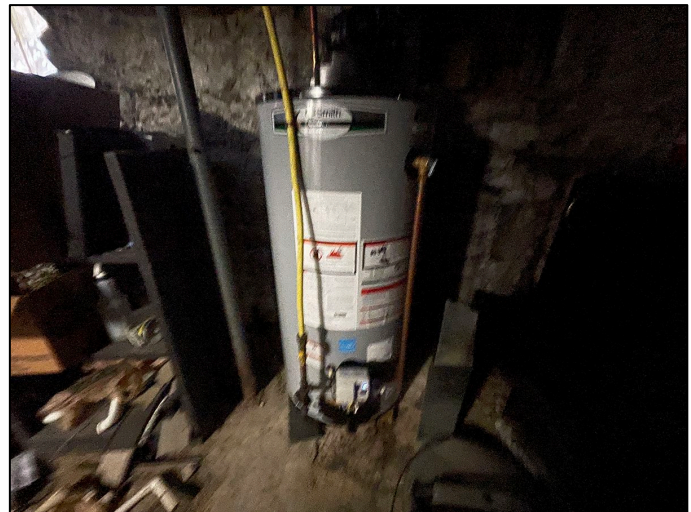
Chair lift - installed 5 years ago



Basement furnace – replaced 3 years ago



Basement



Basement water heater – 45 gal

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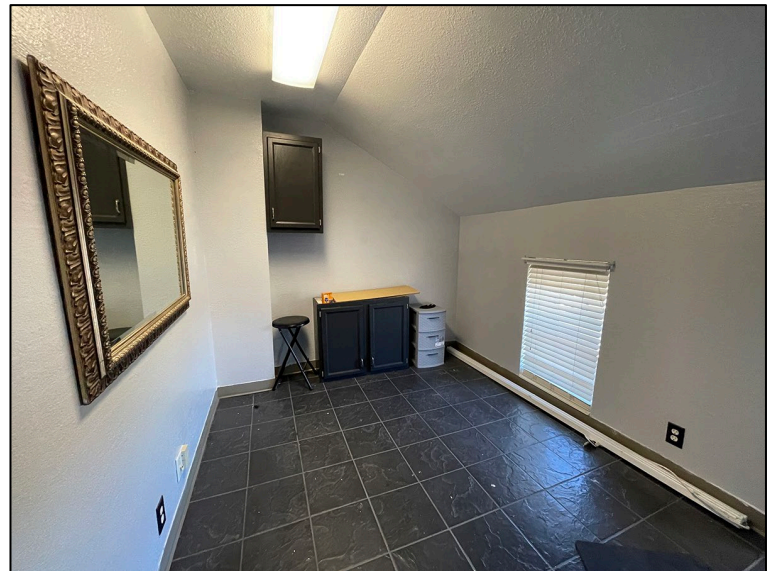
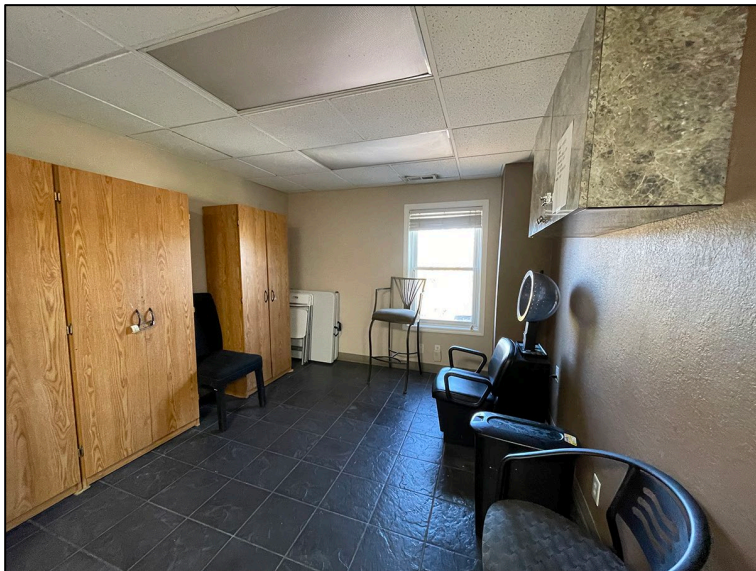
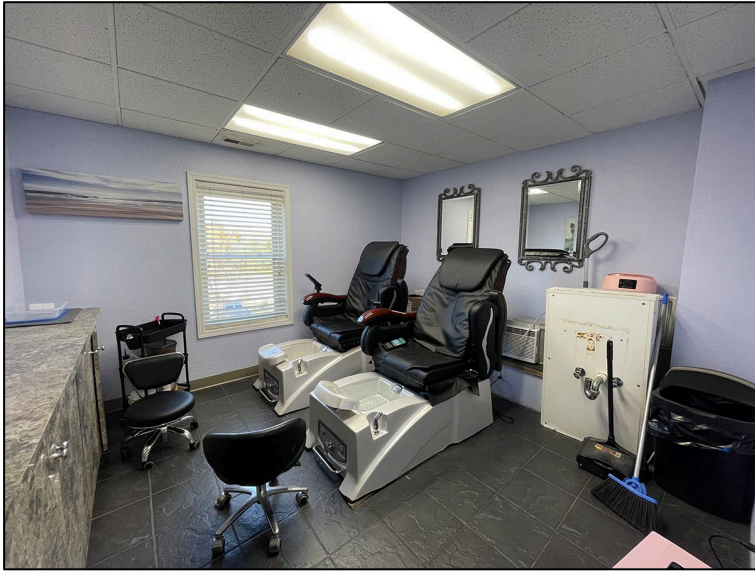
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Second floor



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,521	\$61,122
3 MILE	55,101	\$76,771
5 MILE	133,415	\$82,736

HEATHERDOWNS BLVD 15,763 ADT (2023)

1.67 MI TO EXIT 6 I-475/US-23 AND DUSSEL DRIVE

1.34 MI TO EXIT 59 I-80/90 OHIO TURNPIKE

1.49 MI TO EXIT 8 US-2/AIRPORT HIGHWAY

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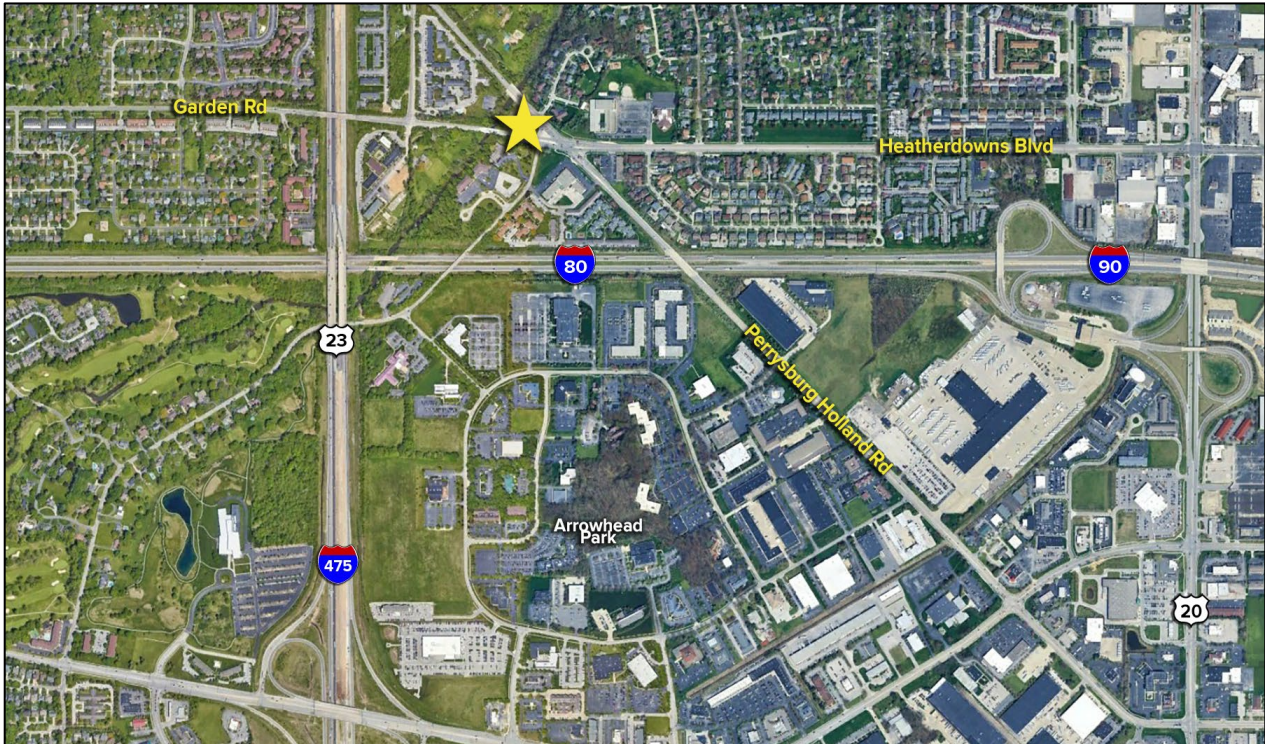
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