



Investment Sale



5532 Douglas Rd

TOLEDO, OH 43613

PRESENTED BY:

RAMI SEBAI
Senior Advisor
O: 419.540.8888
C: 419.377.0797
rami.sebai@svn.com

VIDEO LINK

PROPERTY SUMMARY

5532 DOUGLAS RD

TOLEDO, OH 43613

OFFERING SUMMARY

| | |
|-----------------------|------------|
| SALE PRICE: | \$330,000 |
| BUILDING SIZE: | 3,588 SF |
| LOT SIZE: | 0.15 Acres |
| PRICE / SF: | \$91.97 |
| NOI: | \$40,056 |
| CAP RATE: | 12.14% |

PROPERTY SUMMARY

3,588 SF, fully leased, mixed use building available for sale. Zoned Duplex Residence with Special Use Permits, allowing for numerous commercial uses. Building contains 2 units, first floor commercial unit and second floor apartment. Current tenants include Milestones Development Center Daycare and owners of Milestones Development Center. Situated just 1/4 mile south of Alexis Rd., a heavily trafficked main Toledo thoroughfare.



PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility with extended curb cut along Douglas Rd.
- 12 parking spots, 6 in front lot, 6 in back, plus a garage
- Recent updates include: New flooring, newer flat roof, HVAC system, and water heater
- Landlord Responsibilities: Roof, parking lot, structure, HVAC repairs/replacement over \$750 per service
- Tenant Responsibilities: Interior repairs, snow plowing, landscaping, utilities, and HVAC repairs/replacement up to \$750 per service
- VPD's: Douglas Rd- 10,979 (25), W Alexis Rd- 20,815 (25)



**1ST FLOOR:
COMMERCIAL SPACE**



**2ND FLOOR:
APARTMENT**

PROPERTY DETAILS

SALE PRICE **\$330,000**

LOCATION INFORMATION

STREET ADDRESS 5532 Douglas Rd

CITY, STATE, ZIP Toledo, OH 43613

COUNTY Lucas

MARKET Toledo

SUB-MARKET North Toledo

CROSS-STREETS Roseview Drive/Douglas Rd

PROPERTY INFORMATION

PROPERTY TYPE Mixed Use/Special Purpose

ZONING 10-RD6, Duplex Residence with Retail Structure Land Use and Daycare/Preschool Special Use Permits

LOT SIZE 0.15 Acres

APN # 2326014

LOT FRONTAGE 49 ft

LOT DEPTH 134 ft

BUILDING INFORMATION

BUILDING SIZE 3,588 SF

TENANCY Multiple

NUMBER OF FLOORS 2

YEAR BUILT/REVNOATED 1965/2021

ROOF Pitched Asphalt Over Building, Flat Over Garage

WALLS Drywall

CEILINGS Drywall

FLOOR COVERINGS Vinyl Plank

EXTERIOR WALLS Siding

HVAC GFA

RESTROOMS 3 Total: 1st Floor, 2 & 2nd Floor, 1

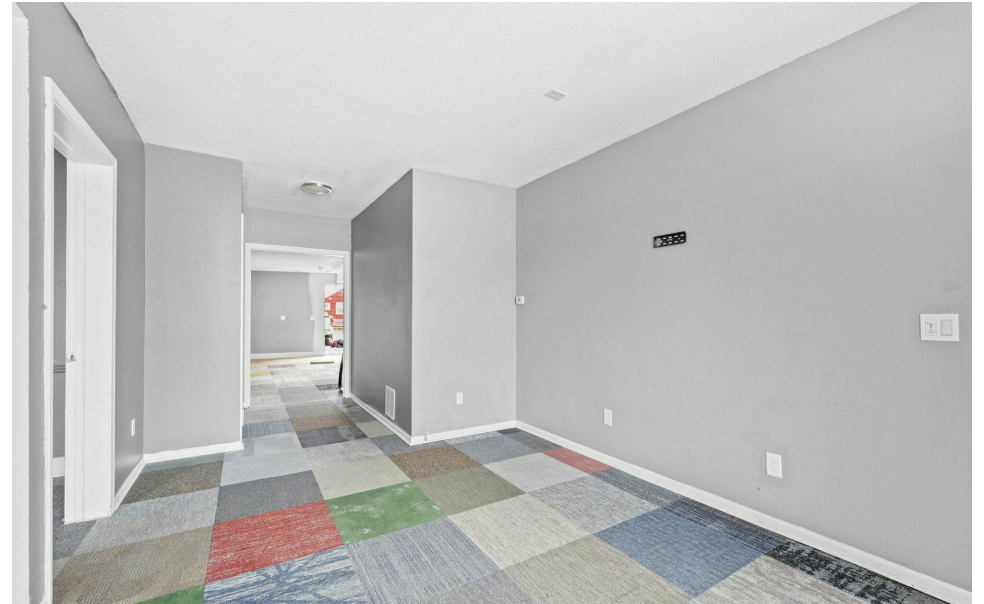
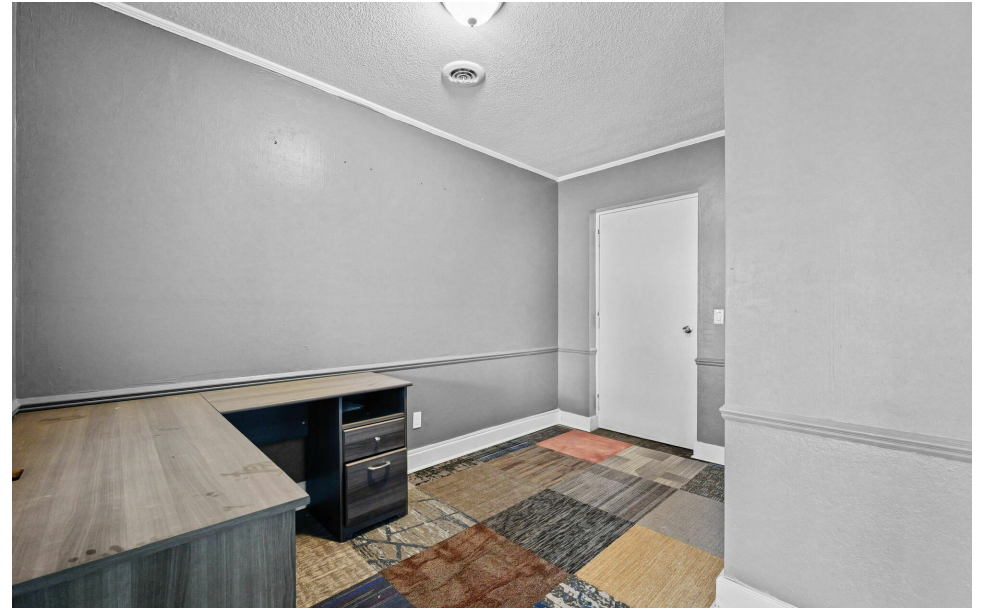
PARKING 12 Total: Surface, 6 & Garage, 6

TENANT/LEASE INFORMATION

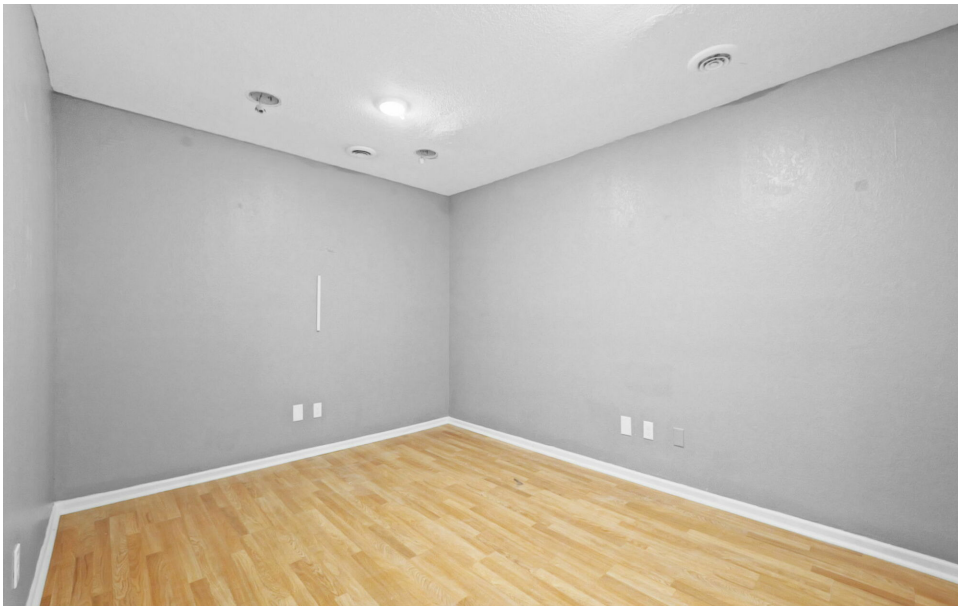
DOWNSTAIRS COMMERCIAL: Milestones Development Center
2,436 SF Daycare: 5 Year Term + 5 Year Renewal, NNN

UPSTAIRS APARTMENT: Operators of Milestones Development
1,152 SF Center: 5 Year Term + 5 Year Renewal, NNN

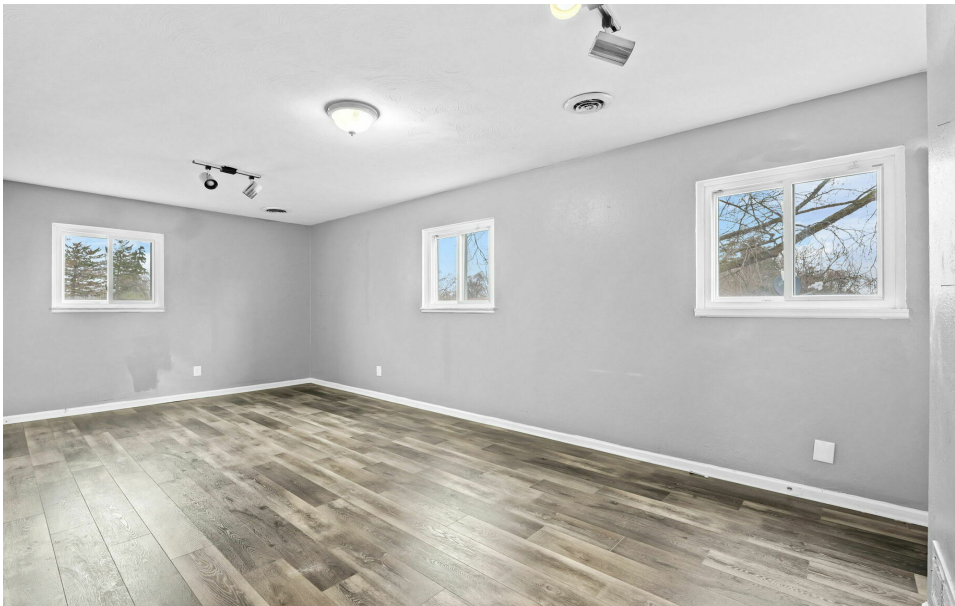
1ST FLOOR SUITE PHOTOS



1ST FLOOR SUITE PHOTOS 2



2ND FLOOR APARTMENT PHOTOS



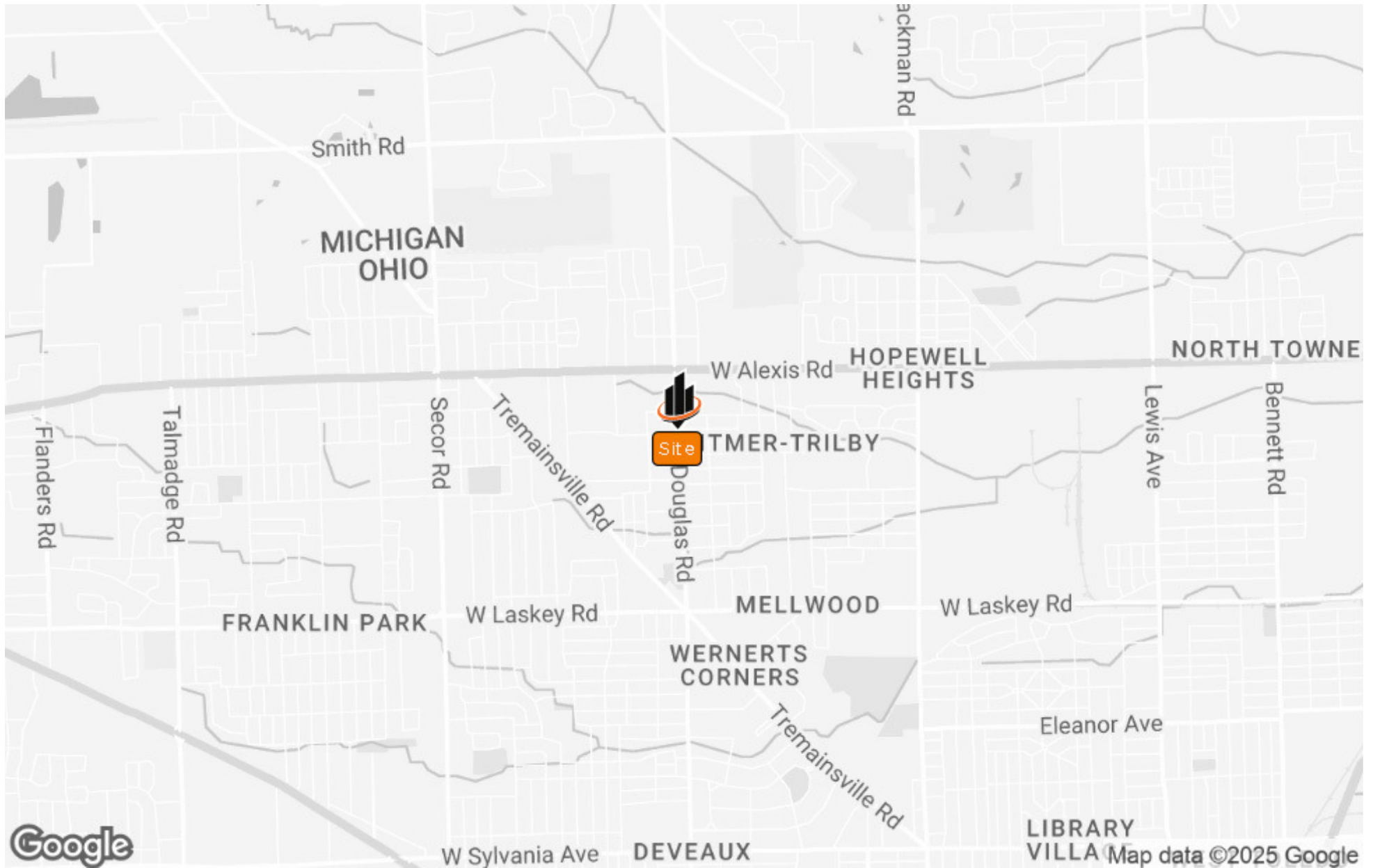
UNDERWRITING

| | | |
|--------------------------|------------------|----------------------|
| Gross Rent | \$43,056 | |
| Annual NNN Reimbursement | \$9,486 | |
| Effective Gross Income | \$52,542 | |
| Property Management | | \$0 |
| Property Insurance | | \$3,697 |
| Real Estate Taxes | | \$4,289 |
| Repairs & Maintenance | | \$3,000 |
| Water | | \$1,500 |
| Utilities/Snow/Landscape | | Tenant Pays Directly |
| Total Expenses | | \$12,486 |
| NOI | \$40,056 | |
| Sale Price | \$330,000 | |
| Cap Rate | 12.14% | |

RETAILER MAP



LOCATION MAP

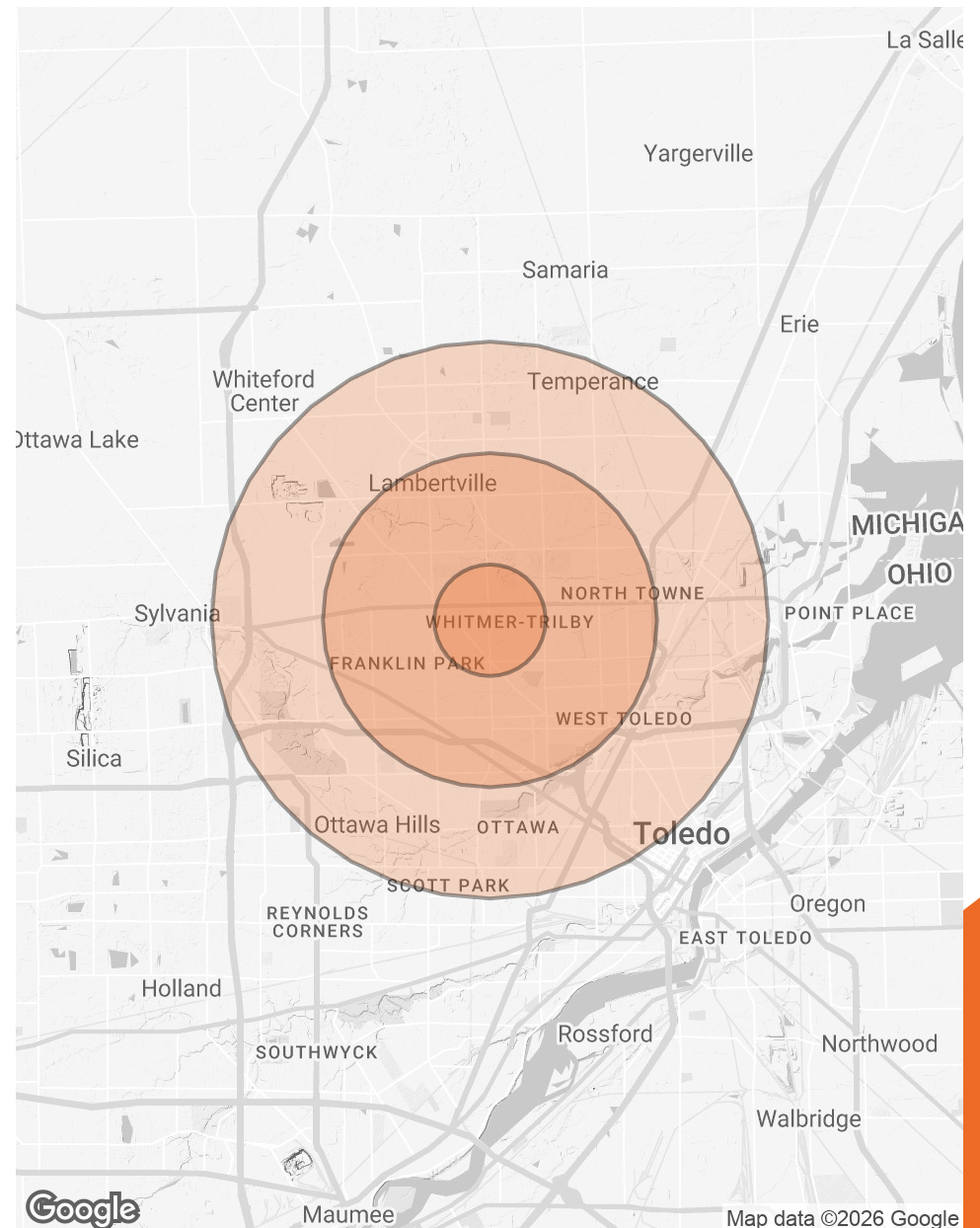


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 14,789 | 97,604 | 180,068 |
| AVERAGE AGE | 39 | 40 | 40 |
| AVERAGE AGE (MALE) | 38 | 39 | 39 |
| AVERAGE AGE (FEMALE) | 40 | 41 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 6,440 | 42,735 | 76,763 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$76,214 | \$75,760 | \$77,416 |
| AVERAGE HOUSE VALUE | \$154,274 | \$167,263 | \$180,237 |

Demographics data derived from AlphaMap





Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
SUITE 064
TOLEDO, OH 43064



SVN-ACRE.COM