



Self Service Car Wash for Sale

3562 Lagrange St

TOLEDO, OH 43608



PRESENTED BY:

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PROPERTY SUMMARY

3562 LAGRANGE ST

TOLEDO, OH 43608

OFFERING SUMMARY

SALE PRICE:	\$275,000
BUILDING SIZE:	2,970 SF
LOT SIZE:	0.1837 Acres
PRICE / SF:	\$92.59
YEAR BUILT:	1971
ZONING:	10-CS (Commercial Storefront)

PROPERTY SUMMARY

2,970 SF self-service car wash built in 1971, situated on 0.1837 acres for sale. Property houses two vacuums and four product vending towers. The building poses as a prime owner/operator investment. just one half mile from the I/75 interchange on Lagrange street a major thoroughfare for Toledo Ohio



PROPERTY HIGHLIGHTS

- Turnkey Carwash for sale
- Two Self service bays and one automatic bay which accept both coin and card (automatic bay currently out of commission for repairs)
- 2 on site coin paid vacuums
- One change machine and four vending machines on front of building
- VPD's; Lagrange 7,355 VPD (25), E Manhattan Blvd 7,499 VPD (25) I-475 83,849 VPD (25)
- Financials available upon acceptance of an LOI by both parties



Coin Paid Vaccums



Change and Vending Machines

PROPERTY DETAILS

SALE PRICE	\$275,000
LOCATION INFORMATION	
STREET ADDRESS	3562 Lagrange St
CITY, STATE, ZIP	Toledo, OH 43608
COUNTY	Lucas
PROPERTY INFORMATION	
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	CS
LOT SIZE	0.1837 Acres
APN #	1010724
2025 TAXES	\$2,357.42
UTILITIES	
WATER	City of Toledo
ELECTRIC	Edison
GAS	Ohio Gas

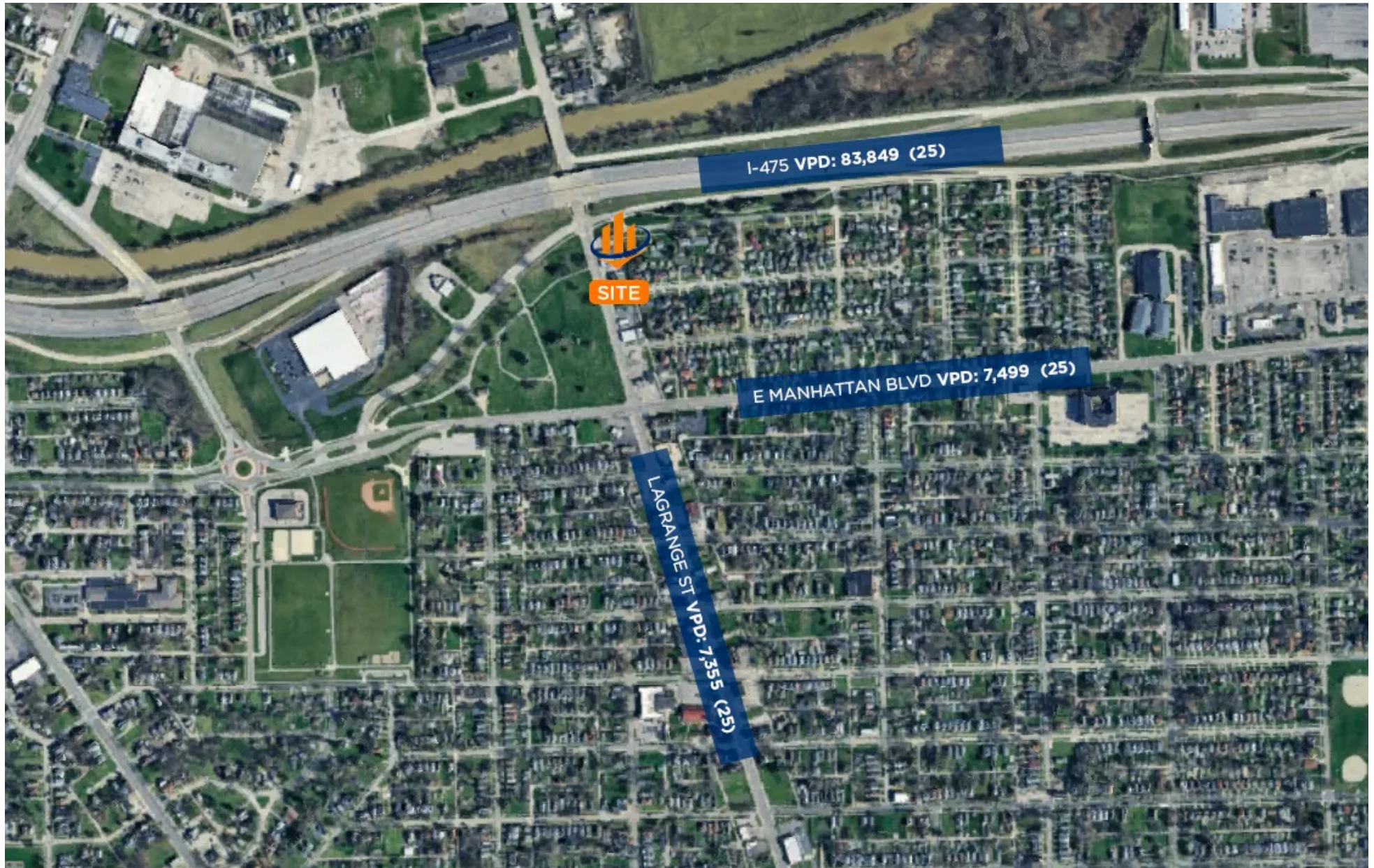
BUILDING INFORMATION	
BUILDING SIZE	2,970 SF
YEAR BUILT	1971
FOUNDATION	Slab
FRAMING	Brick/Masonry
ROOF	Rubber Membrane
NUMBER OF BAYS	2 manual, 1 automatic
VACCUMS	2
SECURITY SYSTEM	CCTV
CURB CUTS	2
PARKING	Surface

EXTERIOR PHOTOS



INTERIOR PHOTOS

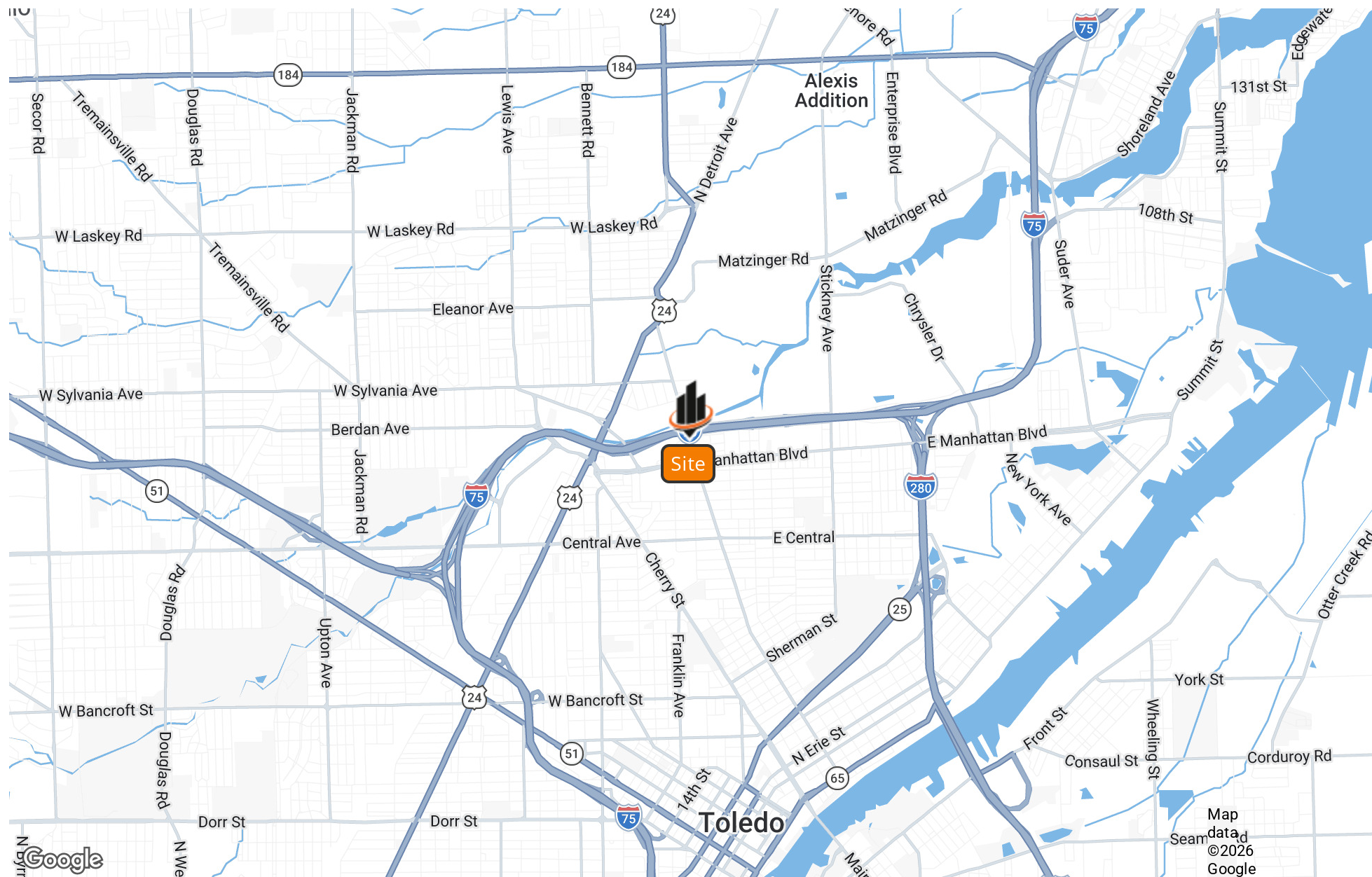




RETAILER MAP



LOCATION MAP

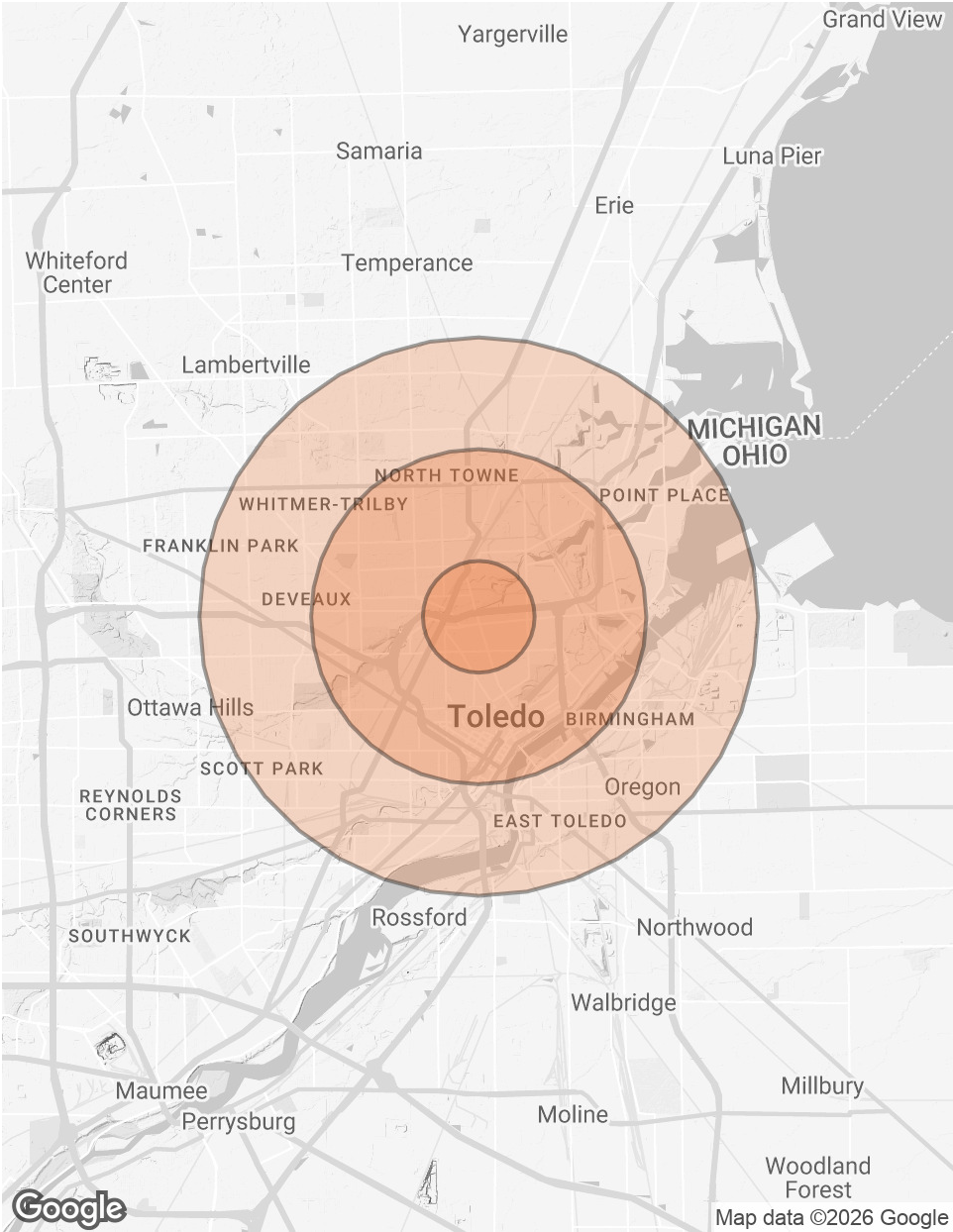


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,122	83,566	212,299
AVERAGE AGE	36.4	36.4	37.3
AVERAGE AGE (MALE)	34.3	34.6	35.7
AVERAGE AGE (FEMALE)	36.6	37.5	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,297	36,059	90,369
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$48,269	\$53,673	\$62,890
AVERAGE HOUSE VALUE	\$96,517	\$93,775	\$119,490

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

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