

1525 W ALEXIS ROAD  
TOLEDO, OH 43612

RETAIL BUILDING FOR SALE  
2,369 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$295,000
Building Size:	2,369 square feet
Number of Stories:	One
Year Constructed:	1970
Condition:	Fair
Closest Cross Street:	Jackman Road
Acreage:	1.43 acres (gross)
Land Dimensions:	198' x 330'
County:	Lucas
Zoning:	CR – Regional Commercial
Parking:	Approx. 25 spaces
Curb Cuts:	Two
Street:	4 lane with center turn



Building specs per Lucas County Auditor

For more information, please contact:

**JOE FRANCIS**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
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www.signatureassociates.com

# 1525 W Alexis Road, Toledo, OH 43612

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### BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Steel joist
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Vinyl tile
Ceiling Height:	8' – 10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Two
Sprinklers	No
Elevator:	No
Signage:	Pylon & fascia

### BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	See agent

### 2023 REAL ESTATE TAXES

TD:	22
Parcel Number:	04494
Assessor Number:	03907008
Total Taxes:	\$8,750.09

### Comments:

- Former Speedway gas station.
- Potential redevelopment site.
- Petroleum deed restriction in place.
- Adjacent to GM Toledo Propulsion Systems (formerly GM Powertrain).
- No Further Action (NFA) on file.
- Easy access and good visibility.

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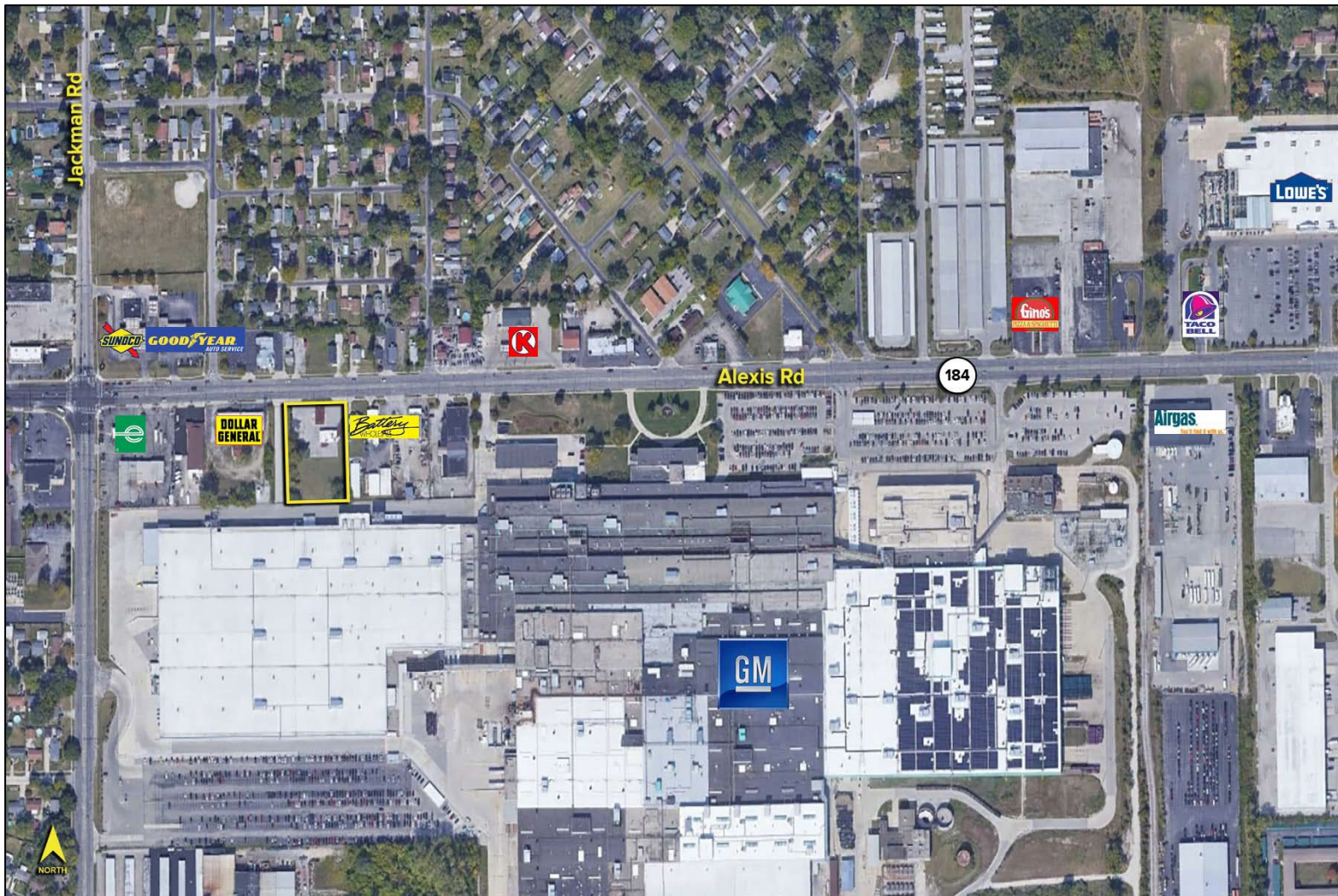
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,610	\$56,545
3 MILE	84,173	\$60,285
5 MILE	180,516	\$60,906

### TRAFFIC COUNTS (TWO-WAY)

ALEXIS ROAD	22,535 (2022)
JACKMAN ROAD	12,358 (2022)

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