

935 WESTERN AVENUE
TOLEDO, OH 43609



**SIGNATURE
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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDING FOR SALE OR LEASE
1,000 Square Feet



GENERAL INFORMATION

| | |
|-----------------------|------------------------------|
| Price: | \$175,000 |
| Lease Rate: | \$15.00/SF NNN |
| Space Available: | 1,000 SF |
| Building Size: | 1,000 SF |
| Number of Stories: | 1 |
| Year Constructed: | 1985 |
| Condition: | Good |
| Acreage: | 0.28 |
| Closest Cross Street: | Anthony Wayne Trail |
| County: | Lucas |
| Zoning: | CR |
| Parking: | 25 spaces |
| Curb Cuts: | 1 |
| Street: | 2 lane with center turn lane |



For more information, please contact:

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(419) 249 6309
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

935 Western Avenue, Toledo, OH, 43609

Commercial Building For Sale or Lease

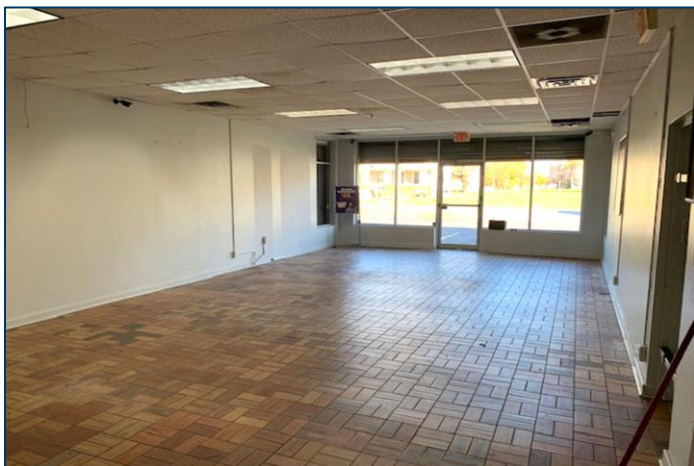
1,000
Square Feet

BUILDING SPECIFICATIONS

| | |
|--------------------|------------------------------------|
| Exterior Walls: | Block |
| Structural System: | Wood joist |
| Roof: | Flat |
| Floors: | Concrete |
| Floor Coverings: | Vinyl tile |
| Ceiling Height: | 9' |
| Basement: | no |
| Heating: | Gas forced air |
| Air Conditioning: | Central |
| Power: | 100 amps |
| Restrooms: | 1 |
| Security System: | Yes |
| Overhead Doors: | No |
| Sprinklers: | No |
| Signage: | Facia & freestanding lit pole sign |

Comments:

- Freestanding building visible from the Anthony Wayne Trail.
- Great location for check cashing, wireless phone store, fast food, etc.



BUILDING INFORMATION

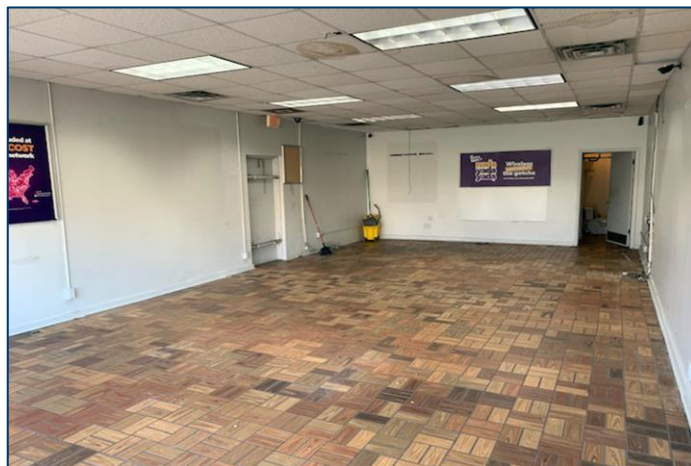
| | |
|-------------------|----------------------------|
| Current Occupant: | Vacant |
| Occupancy Date: | Closing or lease execution |
| Sign on Property: | Yes |
| Key Available: | Yes |

LEASE DETAILS

| | |
|-------------------------|--|
| Term: | 3 years |
| Security Deposit: | 1 month's rent |
| Options: | Available |
| Improvements Allowance: | No |
| Tenant Responsible For: | Taxes, insurance, interior maintenance and common area maintenance |

2024 REAL ESTATE TAXES

| | |
|---------------------|--------------------|
| TD: | 16 |
| Parcel Numbers: | 12431 and 12437 |
| Assessor Number: | 07-327-001 and 027 |
| Total Annual Taxes: | \$2,301.49 |



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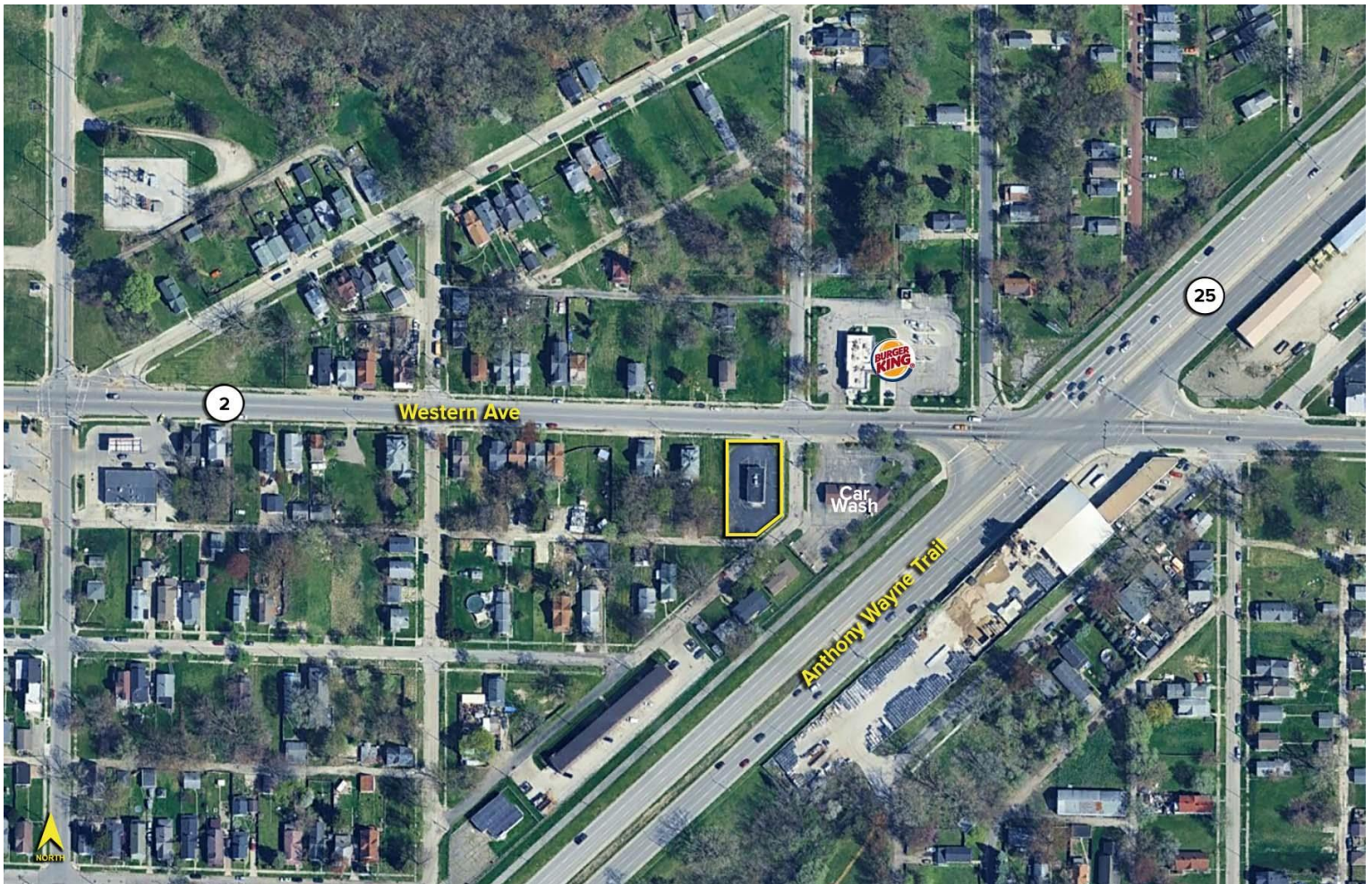
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DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 11,601 | \$44,767 |
| 3 MILE | 88,404 | \$47,526 |
| 5 MILE | 217,976 | \$56,731 |

2023 TRAFFIC COUNTS (TWO-WAY)

| | |
|------------------------------|---------------------|
| 9,870 | Western Avenue |
| 24,908 | Anthony Wayne Trail |
| 1 mile to traffic light. | |
| 1 mile to expressway system. | |

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