5803 LEWIS AVENUE TOLEDO, OHIO 43612

BUSINESS OPPORTUNITY FOR SALE 672 Square Feet Available



FULL-SERVICE COMMERCIAL REAL ESTATE

MOBIL GAS STATION



GENERAL INFORMATION

Sale Price: \$800,000 + inventory

Building Size: 672 square feet

Number of Stories: One

Year Constructed: 1982

Condition: Good

Acreage: .585 acres

Closest Cross Street: Alexis Road

County: Lucas

Zoning: CR – Regional Comm.

Parking: 10 spaces

Curb Cuts: Two

Street: 4 lane with center turn



^{*}All building information via Lucas County Auditor.

For more information, please contact:

JOE FRANCIS (419) 249 6320 jfrancis@signatureassociates.com SIGNATURE ASSOCIATES

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

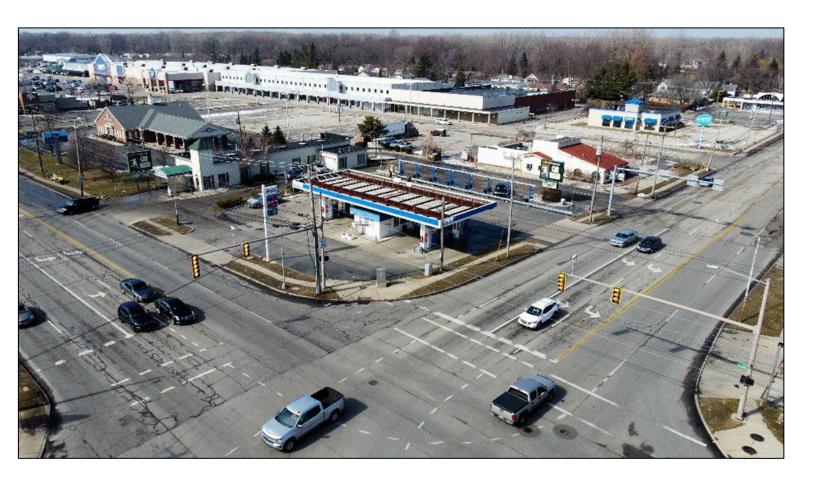
BUILDING SPECIFICATIONS		
Exterior Walls:	Brick	
Structural System:	Wood joist	
Roof:	Rubber	
Floors:	Concrete	
Floor Coverings:	Vinyl & ceramic tile	
Ceiling Height:	9'	
Basement:	No	
Heating:	Gas forced air	
Air Conditioning:	Central	
Power:	200 amp	
Restrooms:	One	
Security System:	Yes	
Sprinklers:	No	
Signage:	Pylon & facia	

BUILDING INFORMATION		
Owner		
Negotiable		
None		
No		
No – appointment only		

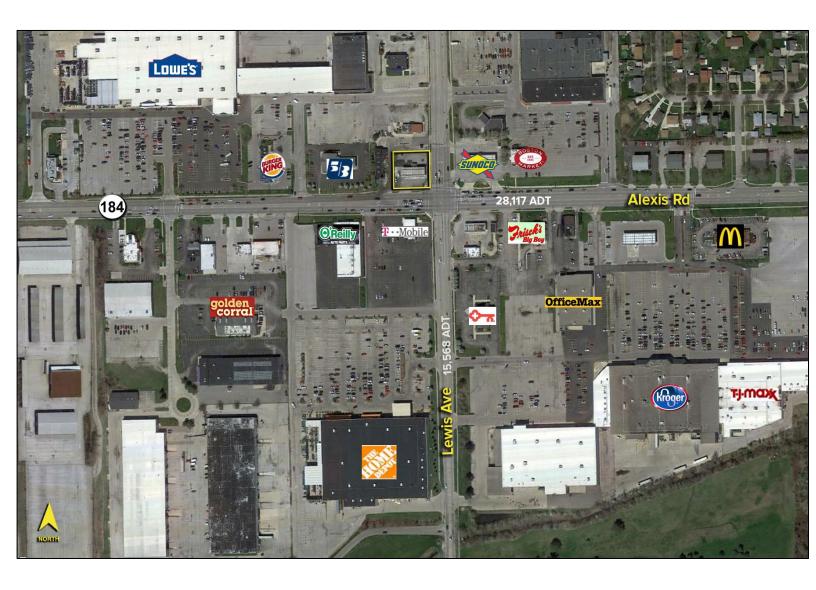
2023 REAL ESTATE TAXES		
TD:	23	
Parcels:	00909	
Assessor Number:	03912027	
Total Taxes:	\$6,552.54	

Comments:

- Price includes building, beer/wine license and all equipment. (Does not include inventory).
- Operating Mobil gas station. PLEASE DO NOT DISTURB!
- ➤ High traffic intersection. Over 43,685 ADT (9th busiest in Toledo).
- Great visibility.
- Neighboring retailers include: Target, Kroger, TJ Maxx, Office Max, Key Bank, Big Boy, McDonald's, Home Depot and Lowe's.
- Fuel contract with Exxon Mobile via US Energy through July 31, 2029.



- ➤ 4 units, 8 pumps 6 regular, 1 premium and 1 diesel.
- Four 10,000-gallon fiberglass, double-walled tanks. Replaced in 1989. Two regular, 1 premium, 1 diesel.
- Pumps replaced in 2014 Gilbarco units.



DEMOGRAPHICS		
	Population	Average HH Income
1 mile	8,683	\$47,988
3 mile	72,168	\$54,268
5 mile	185,905	\$52,337

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