

5803 LEWIS AVENUE
TOLEDO, OHIO 43612

BUSINESS OPPORTUNITY FOR SALE
672 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

MOBIL GAS STATION



REDUCED!

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
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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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 & fascia

BUILDING INFORMATION	
Current Occupant:	Owner
Occupancy Date:	Negotiable
Other Tenants:	None
Sign on Property:	No
Key Available:	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.

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- 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.

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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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