

# 3532, 3540, 3544, 3548 LAGRANGE STREET

Toledo, OH 43608



## Offering Summary

|                 |                                            |
|-----------------|--------------------------------------------|
| Sale Price:     | \$250,000                                  |
| Building Sizes: | Per Auditors Records:<br>4,696 SF & 800 SF |
| Lot Size:       | 0.51 Acres                                 |
| Price / SF:     | \$45.49                                    |
| Year Built:     | 1946                                       |
| Zoning:         | C-Commercial Garage                        |
| Submarket:      | West Toledo/Sylvania                       |

## Property Overview

- Former auto repair facility & used car sales lot
- Great exposure with 225' of frontage on LAGRANGE STREET
- Two buildings on 4 parcels totaling approximately .51 acres
- 3532 LAGRANGE has a 4,696 sq ft auto repair building with 12'X10' & 12'X18' overhead doors that includes alignment stations, hydraulic lifts, and air compressor
- 3540 LAGRANGE has an 800 sq ft office building (Newer Roof)
- Secured fenced & paved lot

## Location Overview

- Subject property is located on LAGRANGE STREET bordered by MONT ROYAL DR and MAJESTIC DR near I-75

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**Reichle | Klein Group**

Commercial Property Brokers, Managers & Investment Advisors

**RK**

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Sale Price

**\$250,000**

## Sale Details

**Building Sizes** Per Auditors Records: 4,696 SF & 800 SF

## Building Information

|                            |                                               |
|----------------------------|-----------------------------------------------|
| # of Floors                | 1                                             |
| Tenancy                    | Single                                        |
| Year Built                 | 1946                                          |
| Building Class             | C                                             |
| Condition                  | Average/Good                                  |
| Construction Status        | Existing                                      |
| Clear Ceiling Height (Min) | 10 ft                                         |
| Clear Ceiling Height (Max) | 14 ft                                         |
| Heat System Description    | 3532 - Gas Unit Heater<br>3540 - Central HVAC |
| Restrooms                  | 1 per building                                |
| # of Grade Level Doors     | 3532 - Two (2)                                |
| Security                   | New Digital System                            |

## Property Details

|                               |                         |
|-------------------------------|-------------------------|
| Zoning                        | C-Commercial Garage     |
| Acreage                       | 0.51 Acres              |
| Annual Real Estate Taxes      | \$4,932.67              |
| Annual Real Estate Taxes / SF | \$0.90                  |
| Parcel Number(s)              | 10-10751, -44, -41, -34 |
| Outside Storage Details       | Fenced half-paved lot   |
| Parking Surface Description   | Pavement                |
| # of Buildings                | 2                       |

## Location Information

|                 |                         |
|-----------------|-------------------------|
| County          | Lucas                   |
| Municipality    | Toledo                  |
| Submarket       | West Toledo/Sylvania    |
| Cross Streets   | Mont Royal and Majestic |
| Nearest Highway | I-75                    |

## Utilities

|                |                |
|----------------|----------------|
| Power Provider | First Energy   |
| Fuel Provider  | Columbia Gas   |
| Water Provider | City of Toledo |

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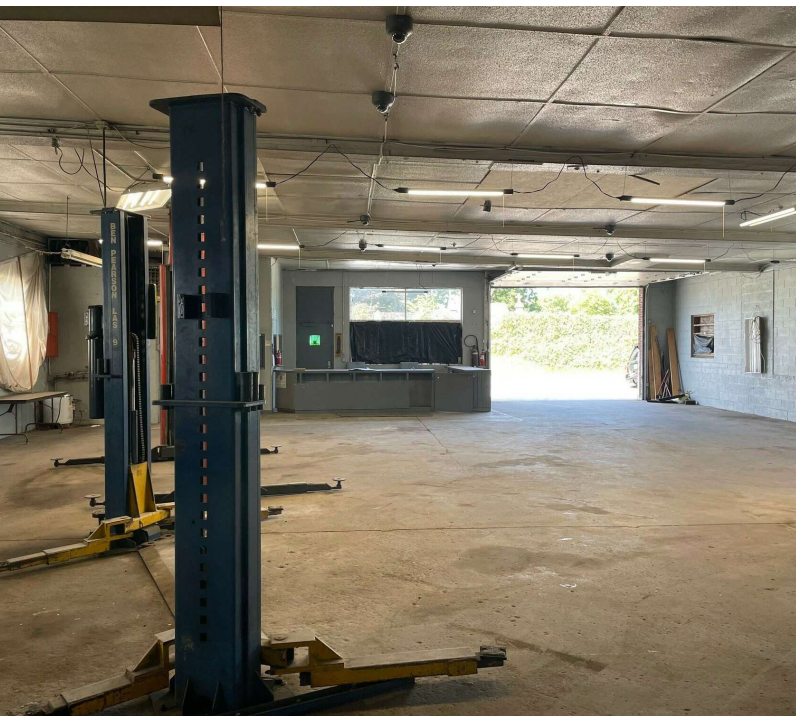
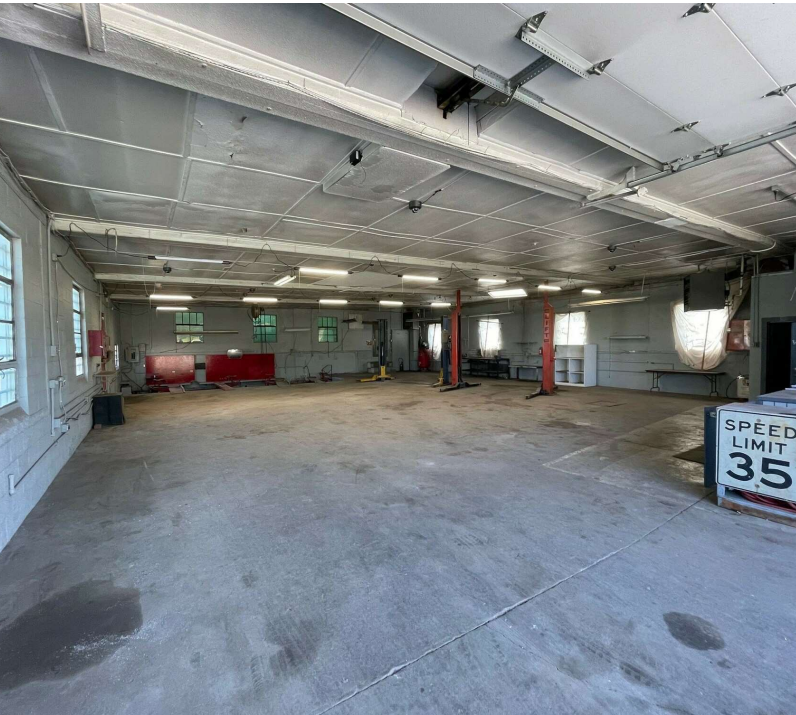
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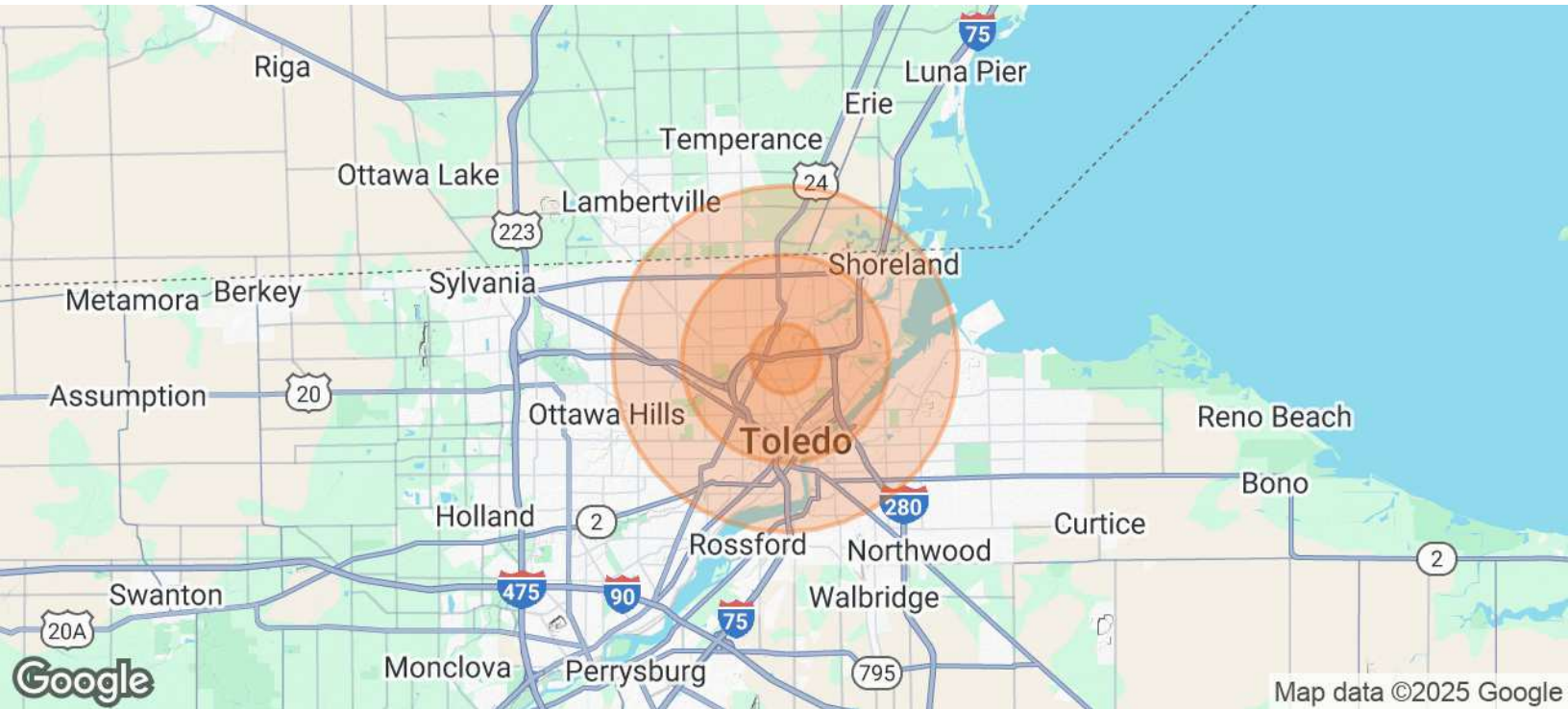
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| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 10,036 | 84,034  | 209,877 |
| Average Age          | 37     | 38      | 39      |
| Average Age (Male)   | 36     | 37      | 38      |
| Average Age (Female) | 38     | 38      | 40      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,095     | 35,761    | 89,739    |
| # of Persons per HH | 2.5       | 2.3       | 2.3       |
| Average HH Income   | \$44,885  | \$51,657  | \$62,154  |
| Average House Value | \$126,343 | \$106,213 | \$129,583 |

Demographics data derived from AlphaMap

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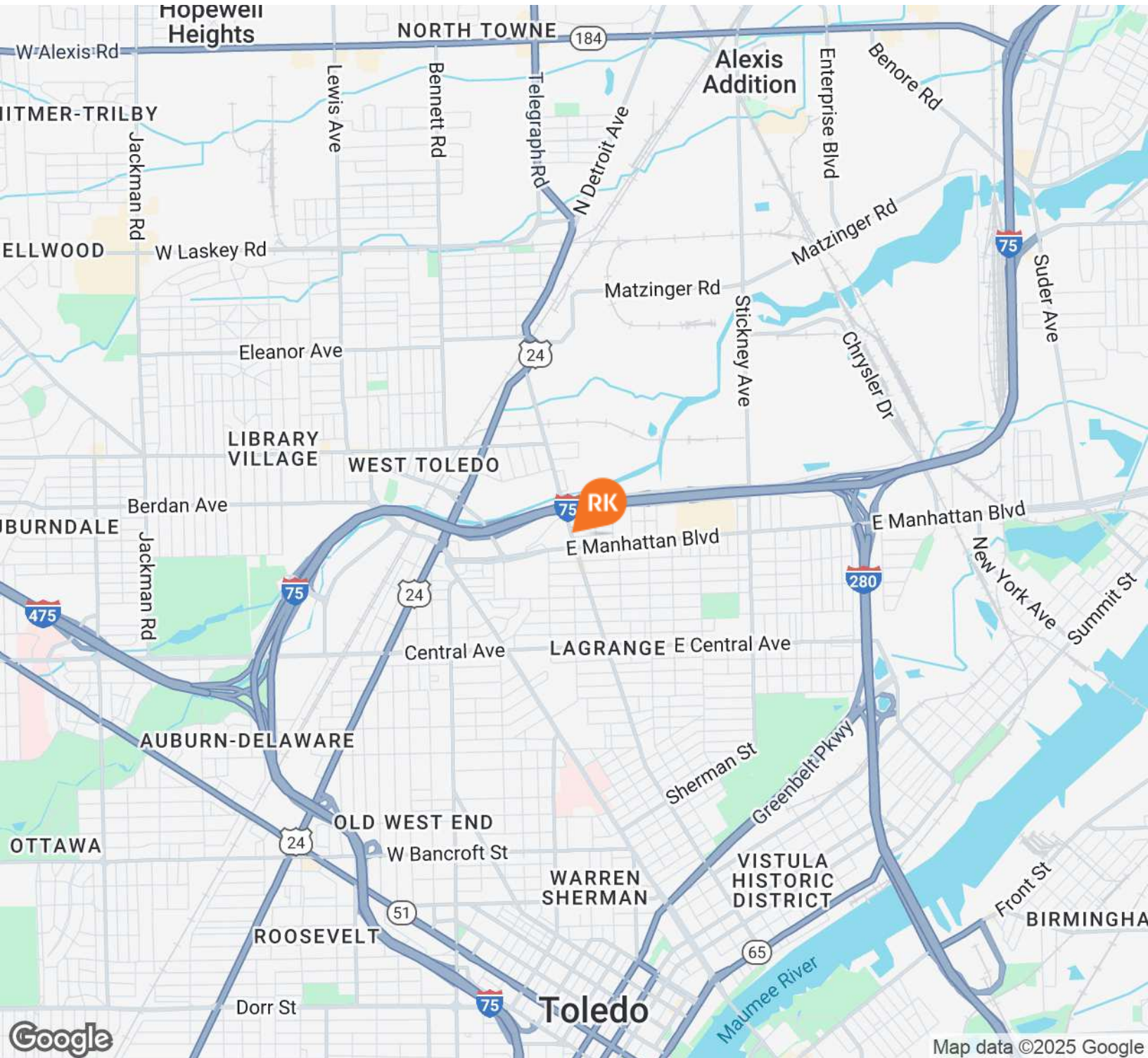
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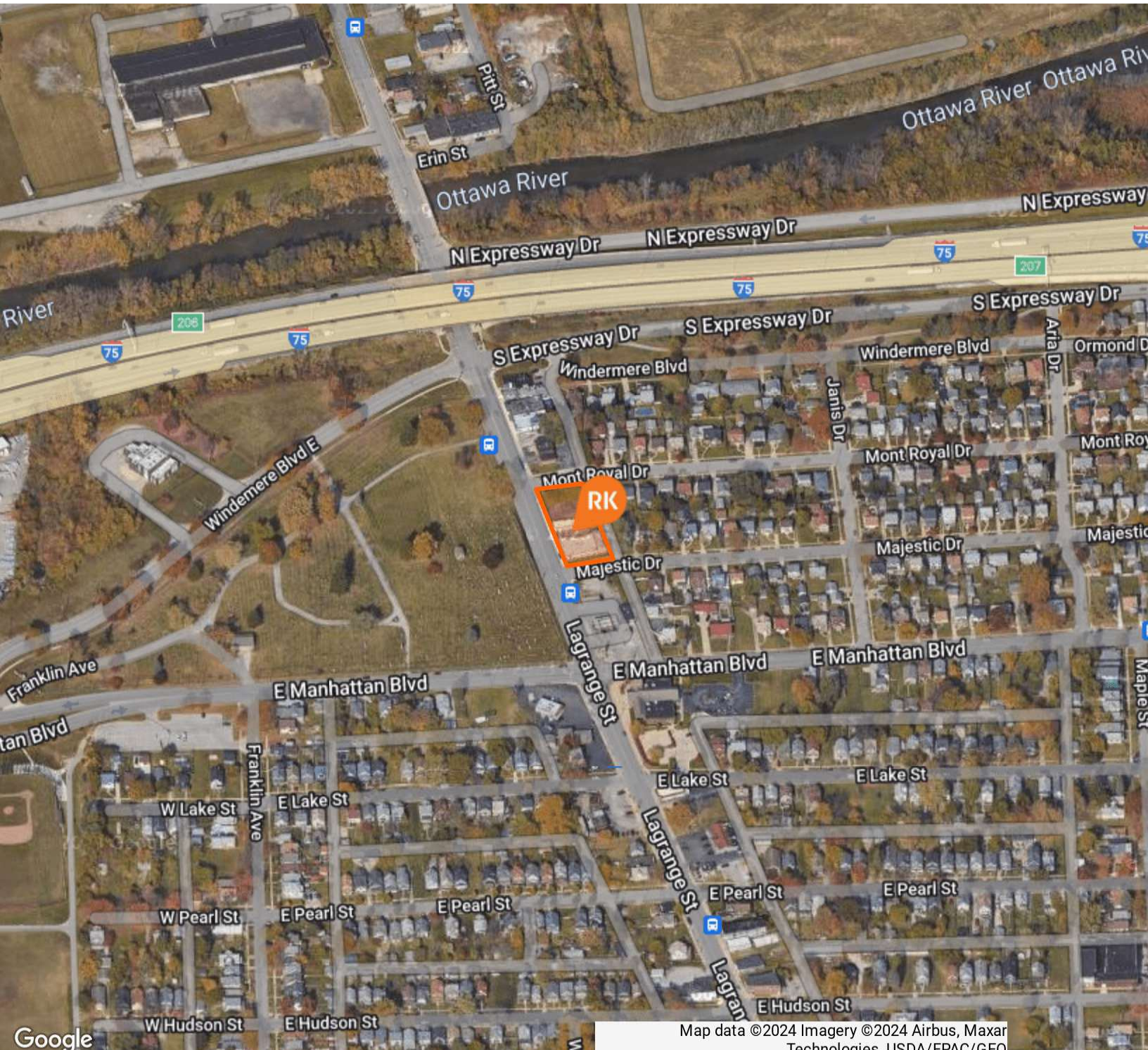
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