

For Sale & Lease

Renovated Auto Service Shop

2,516 SF | \$249,000 | \$3,000.00 per month (NNN)



NAIHarmon Group
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

4824 Lewis Ave

Toledo, OH 43612

Property Highlights

- Recently Renovated Auto Service Shop in High Traffic Area
- Four Drive-Thru Bay Doors
- Large Back Area for Parking, Storage, etc
- Perfect for Auto Repair Shop, Car Wash, Car Lot, and more

All equipment included



Call Now
For More Information

Ben Uncapher

O: (419) 960-4410 x333 | C: (419) 704-9857
buncapher@naiharmon.com

OFFERING SUMMARY

Sale Price	\$249,000
Available SF	2,516 SF
Lease Rate	\$3,000.00 per month (NNN)
Lot Size	0.65 Acres
Building Size	2,516 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	14,469	\$49,751
3 Miles	101,972	\$47,354
5 Miles	236,658	\$45,722

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GENERAL INFORMATION

Property:	Auto Service Shop
Location:	4824 Lewis Avenue
Closest Intersection:	Lewis Ave & W. Laskey
City, State:	Toledo, OH
County:	Lucas
Zip:	43612
Parcel No:	1820607

PROPERTY INFORMATION

Building SF (Min/Max):	2,516 SF
Building Dimensions:	Approx. 31.5' x 80'
Available Area:	2,516 SF
Land Size:	.65 AC
Land Dimensions:	250' Frontage x 114' Depth
Parking:	Front and Rear Paved Lot
Zoning:	10-CR
Current Use:	Auto Service Shop
Traffic Counts:	12,250 VPD

BUILDING DETAILS

Year Built:	1965
Type Construction:	Brick
Heat Fuel/Type:	Gas
Ceiling Height (Min/Max):	10' / 14'
Air Conditioning:	No
Roof:	Shingles
Floor:	Concrete, Tile
Lighting:	LED



1 of 4 Drive-Thru Bay Doors



Front Desk Area

Restrooms:	1
Delivery Doors:	1 on East Side (Building Rear)
No. of Floors:	1
Sprinklers:	Yes
Security System:	Yes

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LEASE SPECIFICATIONS

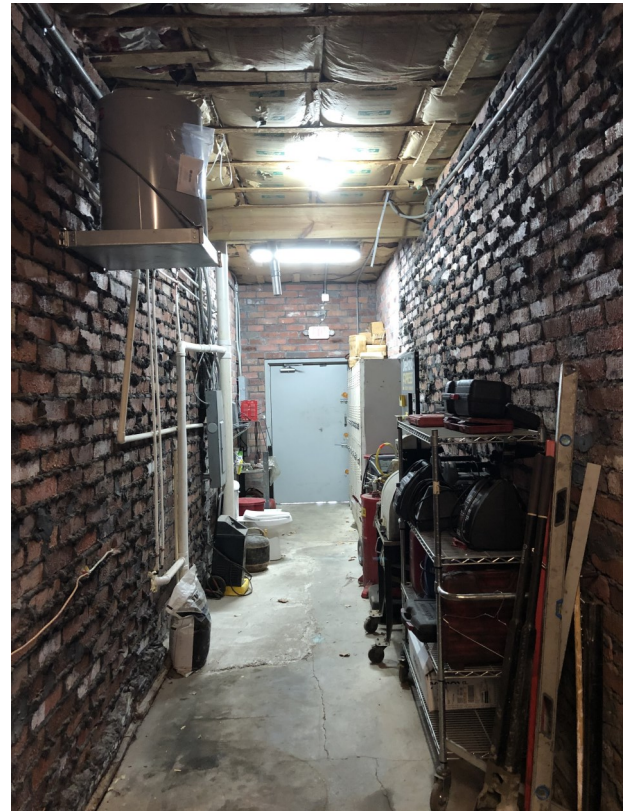
Utilities/Heat:	Tenant
Electricity:	Tenant
Water:	Tenant
Real Estate Taxes:	Tenant
Insurance (Fire & Hazard):	Tenant
Content, Liability Insurance:	Tenant
Janitorial:	Tenant
Roof:	Landlord
Structure:	Landlord
CAM:	Tenant
Improvements:	Negotiable
Lease Term:	3-5 Years Minimum

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2020
General Taxes:	\$1,629.90
Special Taxes:	\$397.66
Total Annual Taxes:	\$2,027.56

UTILITIES

Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Electric:	Toledo Edison
Storm Sewer:	City of Toledo



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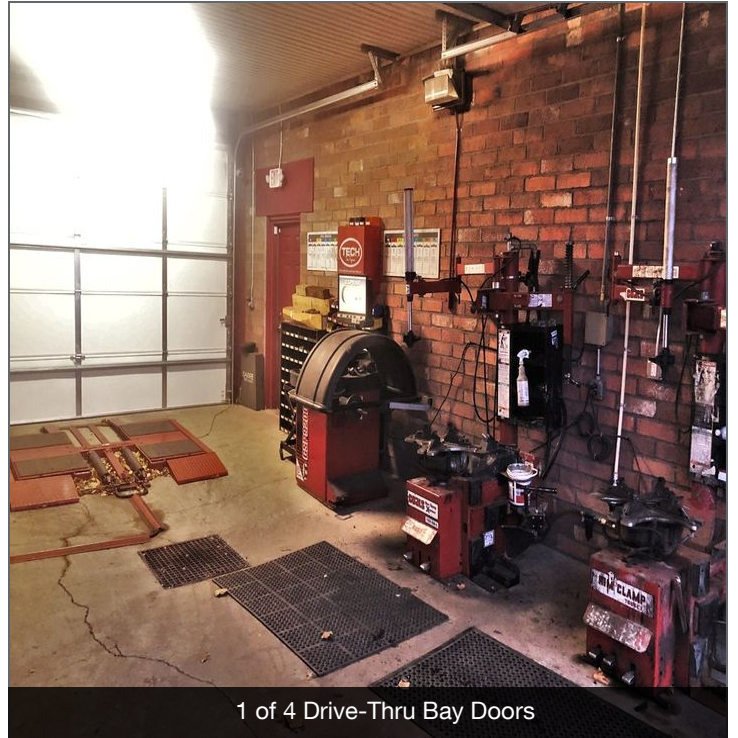
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Overhead View of the Back Lot



Frontage of the Building



1 of 4 Drive-Thru Bay Doors

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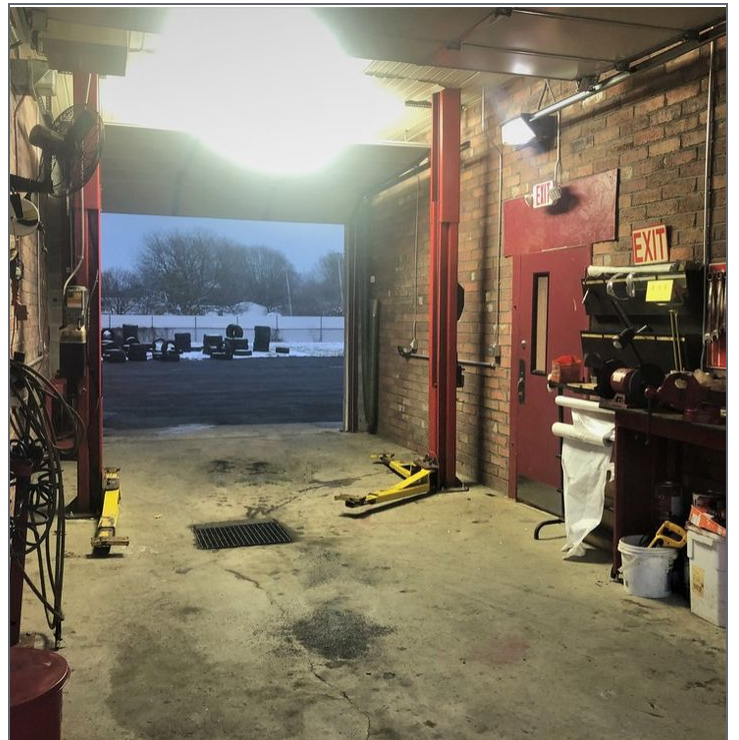
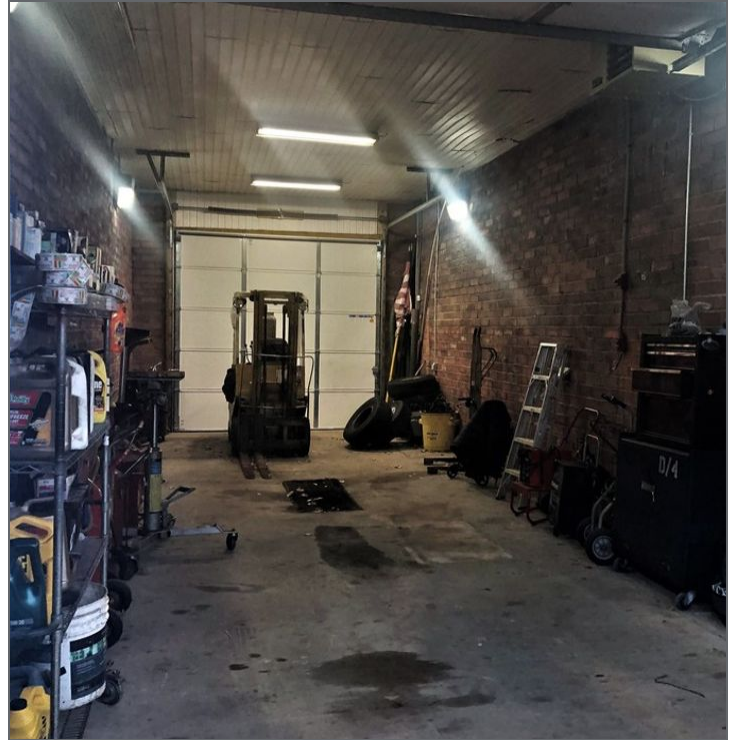
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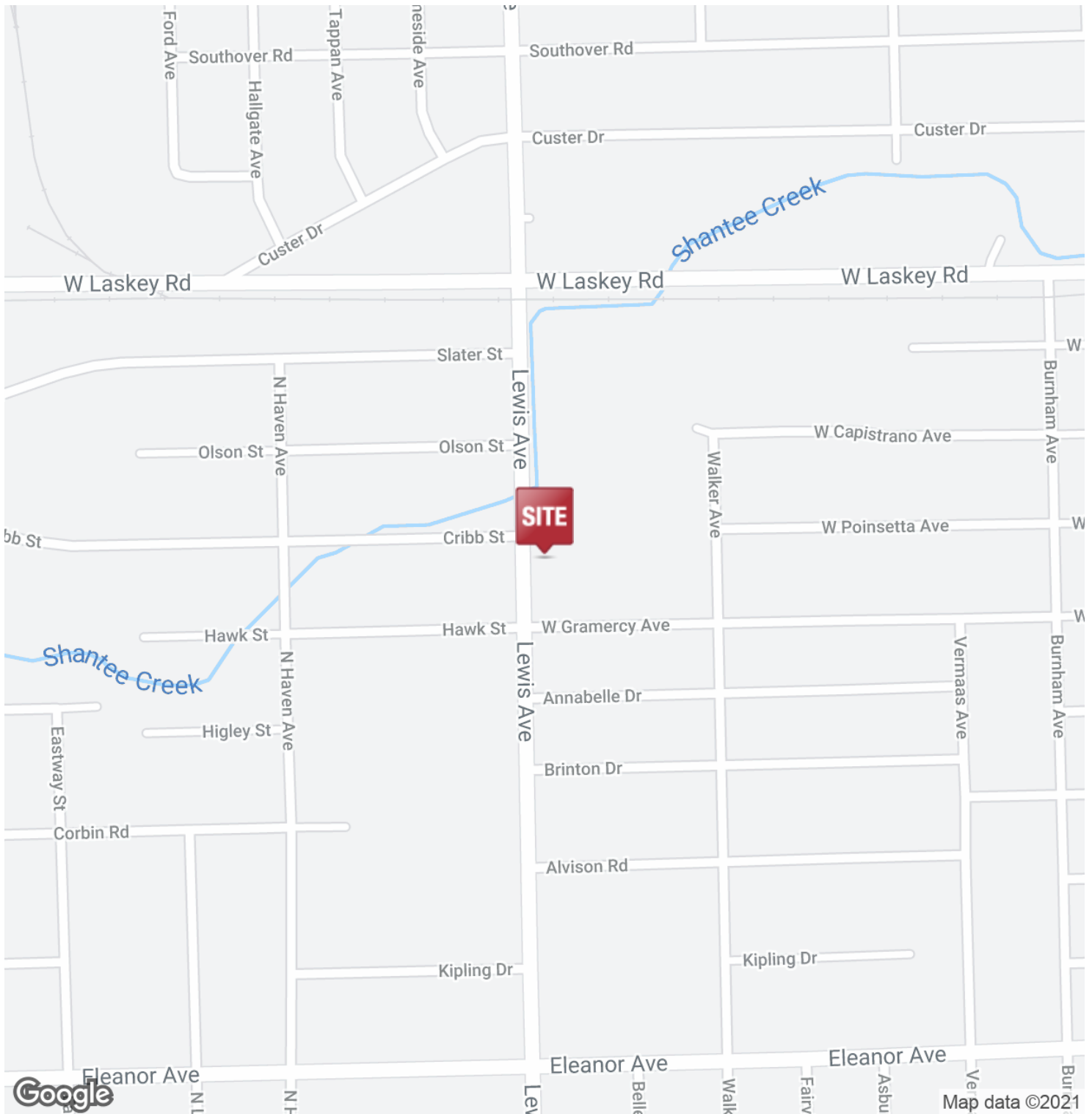
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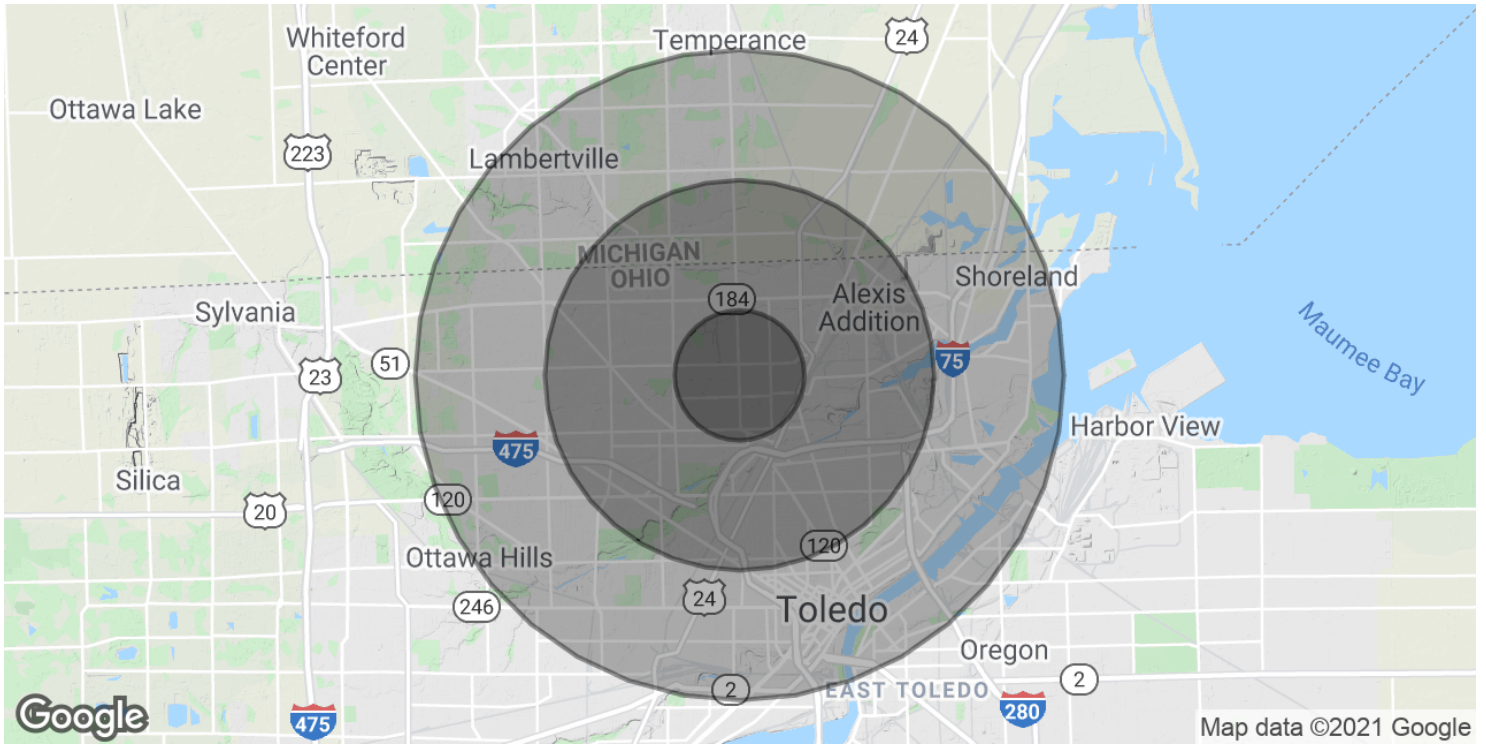
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,469	101,972	236,658
Average age	33.0	34.4	35.0
Average age (Male)	33.0	32.9	33.1
Average age (Female)	33.6	35.6	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,863	40,779	94,486
# of persons per HH	2.5	2.5	2.5
Average HH income	\$49,751	\$47,354	\$45,722
Average house value	\$92,118	\$112,716	\$118,737

* Demographic data derived from 2010 US Census

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