

4,200 SF Restaurant

1396-1408 W. Sylvania Avenue | Toledo, OH 43612



OFFERING SUMMARY

| | |
|-------------------|---------------------------|
| SALE PRICE | \$115,000 |
| Lot Size: | 0.42 Acres |
| Year Built: | 1941 |
| Building Size: | 4,200 SF |
| Zoning: | 10 CR Regional Commercial |
| Market: | Toledo |
| Submarket: | North Toledo |
| Traffic Count: | 15,478 |
| Price / SF: | \$27.38 |

PROPERTY OVERVIEW

- Priced to sell
- Sale includes building, parking lot and all FF&E
- Property has D1, D2, D2x, D6 liquor license available for separate purchase
- Motivated, retiring owner open to all fair offers
- Location has been a restaurant since 1950s

LOCATION OVERVIEW

Property located on W. Sylvania Avenue between Wetzler Road and Overland Parkway - five miles from Downtown Toledo

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 8,166 | 50,812 | 105,122 |
| Total Population | 20,460 | 124,892 | 264,311 |
| Average HH Income | \$47,676 | \$45,288 | \$46,248 |

For More Information Contact:

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SALE DETAILS

| | |
|---------------|-----------|
| Building Size | 4,200 SF |
| Sale Price | \$115,000 |

BUILDING INFORMATION

| | |
|----------------------------|-------------|
| Year Built | 1941 |
| Tenancy | Single |
| Center Type | Restaurant |
| Construction Status | Existing |
| Basement | No |
| Roof System | Rubber |
| Clear Ceiling Height (Min) | 10 ft |
| Clear Ceiling Height (Max) | 12 ft |
| Restrooms | Four (4) |
| Exterior Signage | Pylon |
| Delivery Area | Rear |
| Lighting | Fluorescent |

PROPERTY DETAILS

| | |
|--------------------------|---------------------------|
| Zoning | 10 CR Regional Commercial |
| Acreage | 0.42 Acres |
| Annual Real Estate Taxes | \$5,885 |
| Parcel / APN Numbers | 07-31131, 07-31121 |
| # Parking Spaces | 30 |

LOCATION INFORMATION

| | |
|-------------------|---------------------|
| Building Name | 4,200 SF Restaurant |
| City, State & Zip | Toledo, OH 43612 |
| County | Lucas |
| Submarket | North Toledo |
| Nearest Highway | I-75 |
| Traffic Count | 15,478 |

UTILITIES

| | |
|-------------------|-------------------|
| Internet Provider | Buckeye Broadband |
| Power Provider | Toledo Edison |
| Fuel Provider | Columbia Gas |
| Water Provider | City of Toledo |

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Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK

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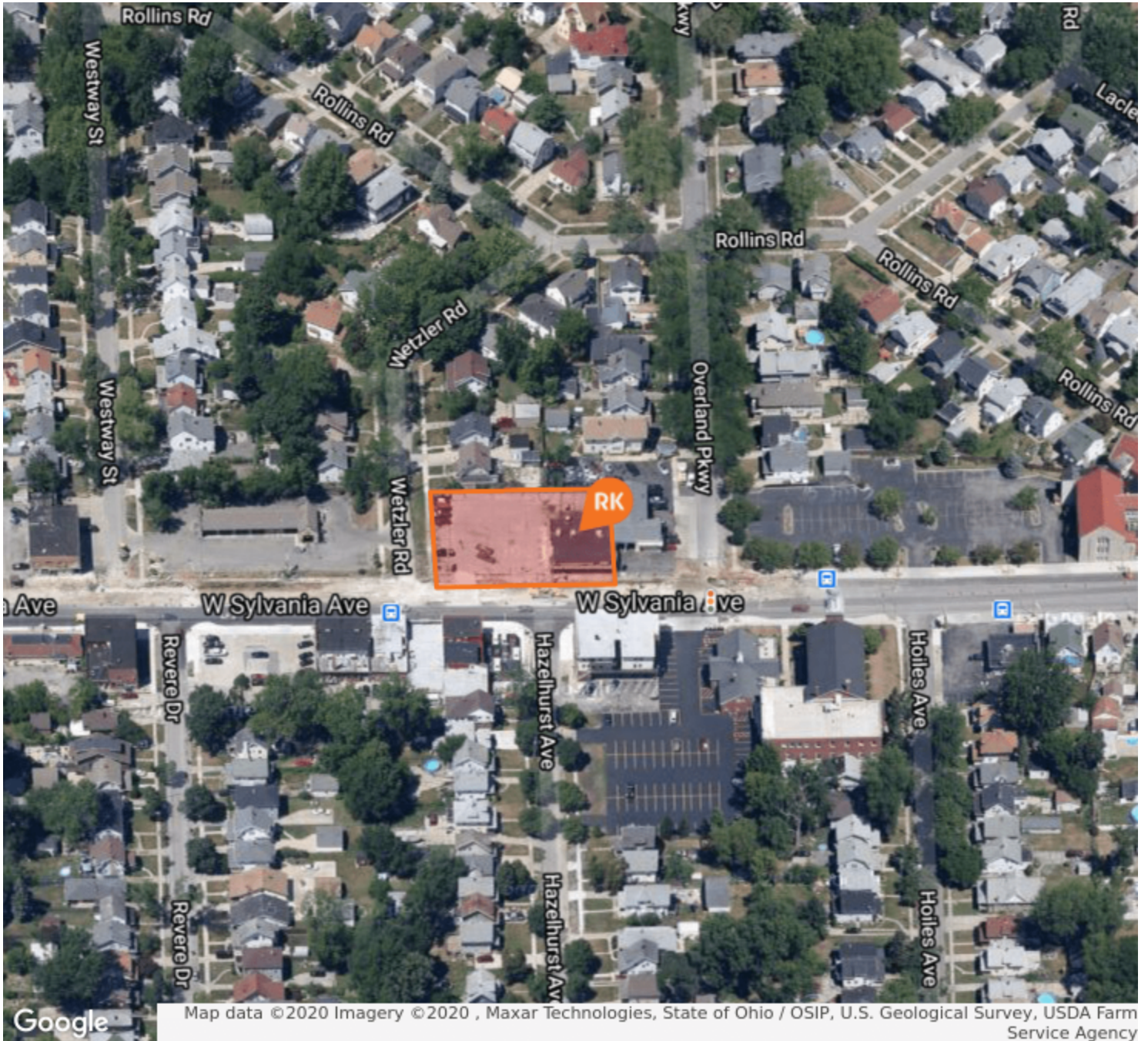
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