

246 E. ALEXIS ROAD
TOLEDO, OH 43612

RETAIL BUILDING FOR SALE
1,216 Square Feet Available



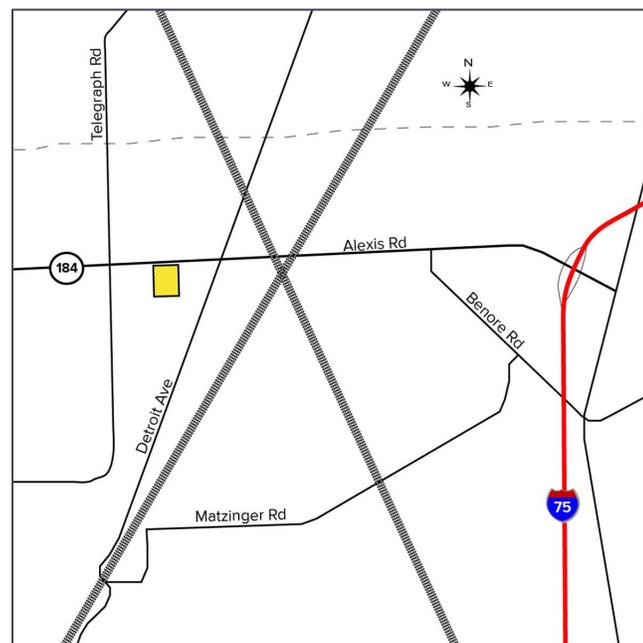
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$225,000
Building Size:	1,216 square feet
Number of Stories:	One
Year Constructed:	1982
Condition:	Fair
Closest Cross Street:	Telegraph Road
Acreage:	0.79 acres (gross)
Land Dimensions:	175'x 215'
County:	Lucas
Zoning:	CR – Regional Commercial
Parking:	Approx. 30 spaces
Curb Cuts:	Two
Street:	4 lane with center turn



Building specs per Lucas County Auditor

For more information, please contact:

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

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Steel joist
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Vinyl tile
Ceiling Height:	8' – 10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Two
Sprinklers	No
Elevator:	No
Signage:	Pylon & fascia

BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	See agent

2025 REAL ESTATE TAXES

TD:	22
Parcel Number:	06354
Assessor Number:	02913103
Total Taxes:	\$9,700.11

Comments:

- Redevelopment site/former Speedway gas station.
- Petroleum deed restriction in place.
- Across from the new Toledo Trade Center/former Northtowne Mall.
- Approximately 2 miles to I-75.
- No Further Action (NFA) on file.
- Easy access and good visibility.

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,906	\$65,203
3 MILE	56,139	\$55,806
5 MILE	158,444	\$53,637

TRAFFIC COUNTS (TWO-WAY)

ALEXIS ROAD	20,191 (2025)
TELEGRAPH ROAD	10,991 (2025)

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