

2112-2134 & 2138 N. REYNOLDS ROAD
TOLEDO, OH 43615

INVESTMENT PROPERTY FOR SALE
11,200 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$975,000
Building Size:	11,200 SF total
Number of Stories:	1
Year Constructed:	1948, 1971
Condition:	Good
Acreage:	0.426 AC
Closest Cross Street:	Bancroft
County:	Lucas
Zoning:	10 – CR
Parking:	28 spaces
Curb Cuts:	3
Street:	2 lane, 2 way with center turn lane



For more information, please contact:

ZACK LIBER, SIOR
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7150 Granite Circle, Suite 200
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BUILDING FEATURES

Premises:	Retail Strip Center
Square Footage:	8,750 SF
Parking:	Surface Lot – Spaces
Condition:	Good

BUILDING SPECIFICATIONS

Exterior Walls:	Masonry
Structural System:	Wood frame
Roof:	Shingle
Floor Coverings:	Varies per unit
Restrooms:	Varies per unit

PARCEL INFORMATION & REAL ESTATE TAXES

TD:	04
Parcel Numbers:	421036, 35, 34, 33, 32
Assessor Number:	2098764, 67, 71, 74, 77

Real Estate Taxes:

2112-2134 Reynolds	\$11,609.31
2138 Reynolds	\$3,103.03
Total Annual Taxes:	\$14,712.34

TENANT ROSTER

TENANT	SQUARE FOOTAGE
RED WING SHOES	2,250
CB/MM	3,000
THIS IS SHE	1,000
NEXT DAY SIGNS	2,500



Comments:

- Long-term tenants
- Excellent exposure along Reynolds Road
- Additional building specifications on the strip center are available upon request
- Rent roll and financials available upon request and a completed confidentiality agreement

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BUILDING FEATURES

Premises:	Retail/general office
Square Footage:	2,450 SF
Parking:	Surface lot – 15 spaces
Condition:	Good

PARCEL INFORMATION & REAL ESTATE TAXES

Area:	Toledo City - CSD
Parcel Number:	2098761
Assessor Number:	04421037
Total Annual Taxes:	\$3,103.03

LEASE DETAILS

Term:	3-5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Taxes, insurance, CAM, content & liability insurance

BUILDING SPECIFICATIONS

Building Size:	2,450 SF
Exterior Walls:	Vinyl
Structural System:	Wood frame
Roof:	Shingle
Floors:	Hardwood
Floor Coverings:	Carpet/vinyl/wood
Ceiling Height:	8'
Basement:	Yes – front & crawl all rear
Heating:	GFA
Air Conditioning:	Yes – front unit/rear window
Power:	100 amp
Restrooms:	2 total (1 front & 1 rear)
Security System:	No
Overhead Doors:	Yes 1 – 6' garage door
Sprinklers:	No
Signage:	Yes

Comments:

- Former residential structure converted for commercial use
- Flexible floor plan suitable for office, retail, medical, salon, or other service-related uses
- Unique commercial opportunity with excellent exposure along Reynolds Road

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TRAFFIC COUNTS (TWO-WAY)

13,203	N. Reynolds Road
10,000	W. Bancroft Street
13,981	Dorr Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,240	\$70,214
3 MILE	72,971	\$79,797
5 MILE	207,585	\$76,893

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