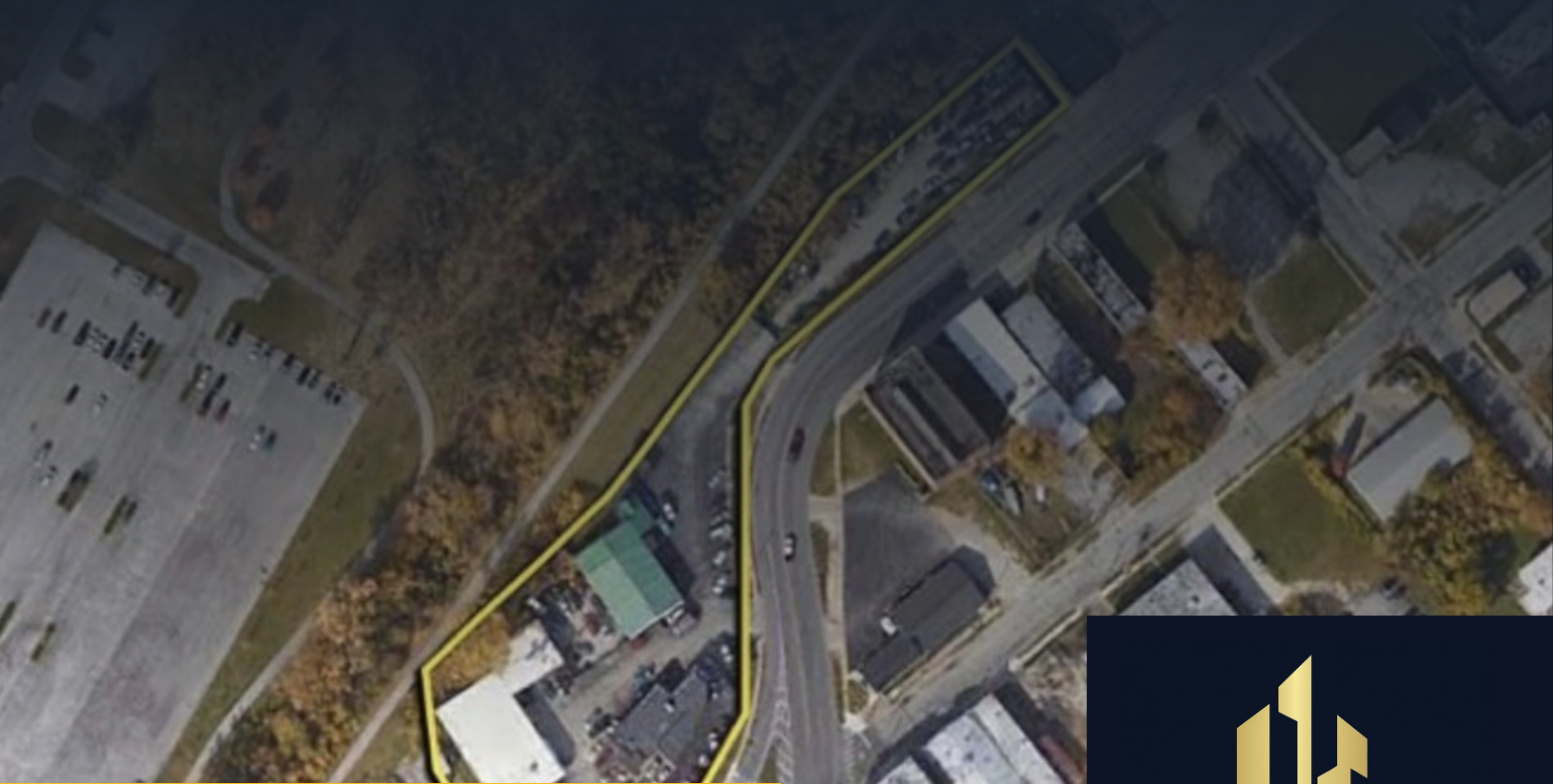


325 & 309 1ST ST, TOLEDO, OH 43605

Granger's Body Shop & Auto Service Center



Industrial Property For Sale

PROPERTY DESCRIPTION

A rare opportunity to acquire a well-established, turnkey automotive body shop and service center in the heart of Toledo's East Side industrial corridor. Offered as a combined sale of business assets and real estate, this listing presents investors, owner-operators, and developers with a versatile, income-generating asset positioned on over 2.7 acres across seven contiguous parcels just steps from Downtown Toledo and the transformative Glass City Riverfront development. Business Asset Sale Price \$200,000 Real Estate Sale Price \$795,000.

The primary facility at 325 First Street spans 15,779 SF on a 1.63-acre lot and is purpose-built for automotive service operations, featuring heavy-duty infrastructure, expansive parking, and outstanding street visibility. A second improved parcel at 309 First Street adds 480 SF on an additional half-acre. Five adjacent Front Street land parcels totaling over 24,600 SF round out the portfolio, offering significant expansion, redevelopment, or land banking potential.

Zoned IL — Limited Industrial, the property is ideally suited for continued automotive use, light manufacturing, wholesale/distribution, or a range of service and industrial tenants. With a proven operating business, established customer base, and a strategic location on the cusp of Downtown Toledo, Granger's represents a compelling value-add or owner-operator acquisition in one of Northwest Ohio's most active commercial markets.

Taxes = \$25,965.56

*Listed with Jason Green with SRF Realty - Ohio License #2026000288



HedgeStone

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REAL ESTATE

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Property Summary

325 & 309 1ST ST, TOLEDO, OH 43605

GRANGER'S BODY SHOP & AUTO SERVICE CENTER | INDUSTRIAL PROPERTY FOR SALE



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PROPERTY HIGHLIGHTS

- Turnkey Business + Real Estate Package
- 16,259 SF of Improved Space on 2.7+ Acres
- Prime East Toledo Location Near Downtown & Riverfront

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	47,542 SF
Building Size:	16,259 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,689	36,110	75,168
Total Population	13,126	84,957	177,517
Average HH Income	\$46,027	\$50,171	\$60,611

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Additional Photos

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GRANGER'S BODY SHOP & AUTO SERVICE CENTER | INDUSTRIAL PROPERTY FOR SALE



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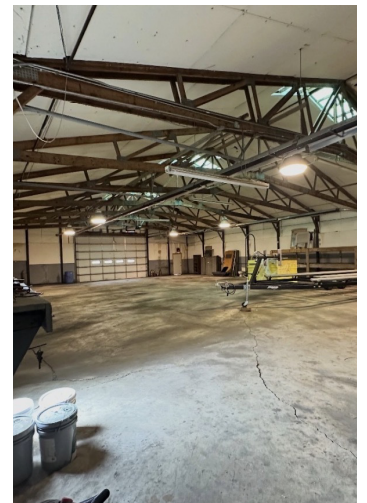
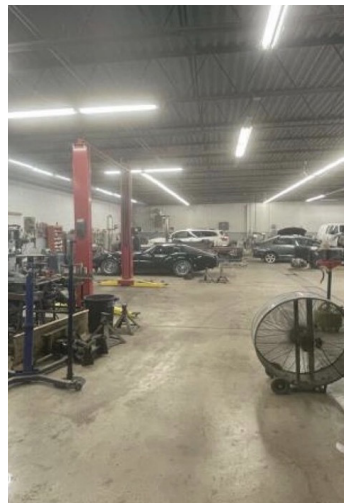
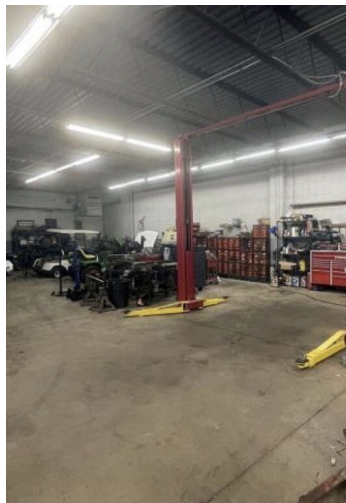
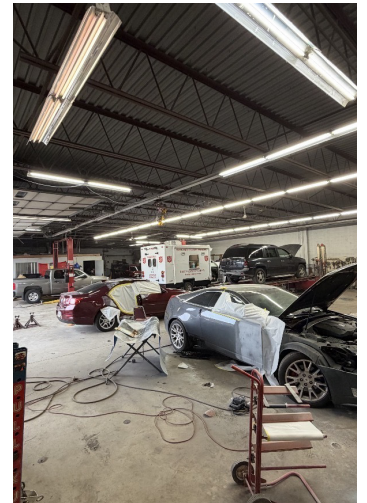
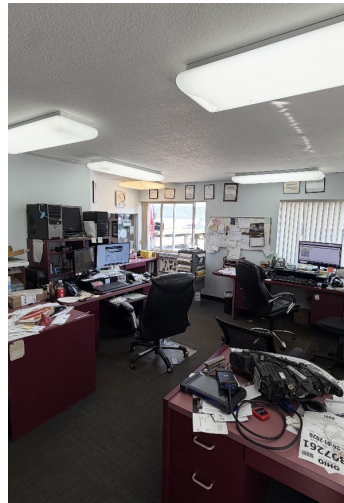
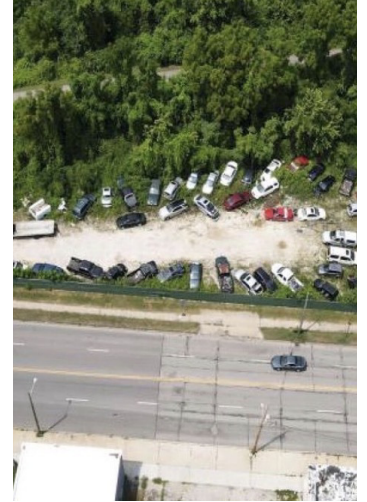
RYAN BURBES

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Additional Photos

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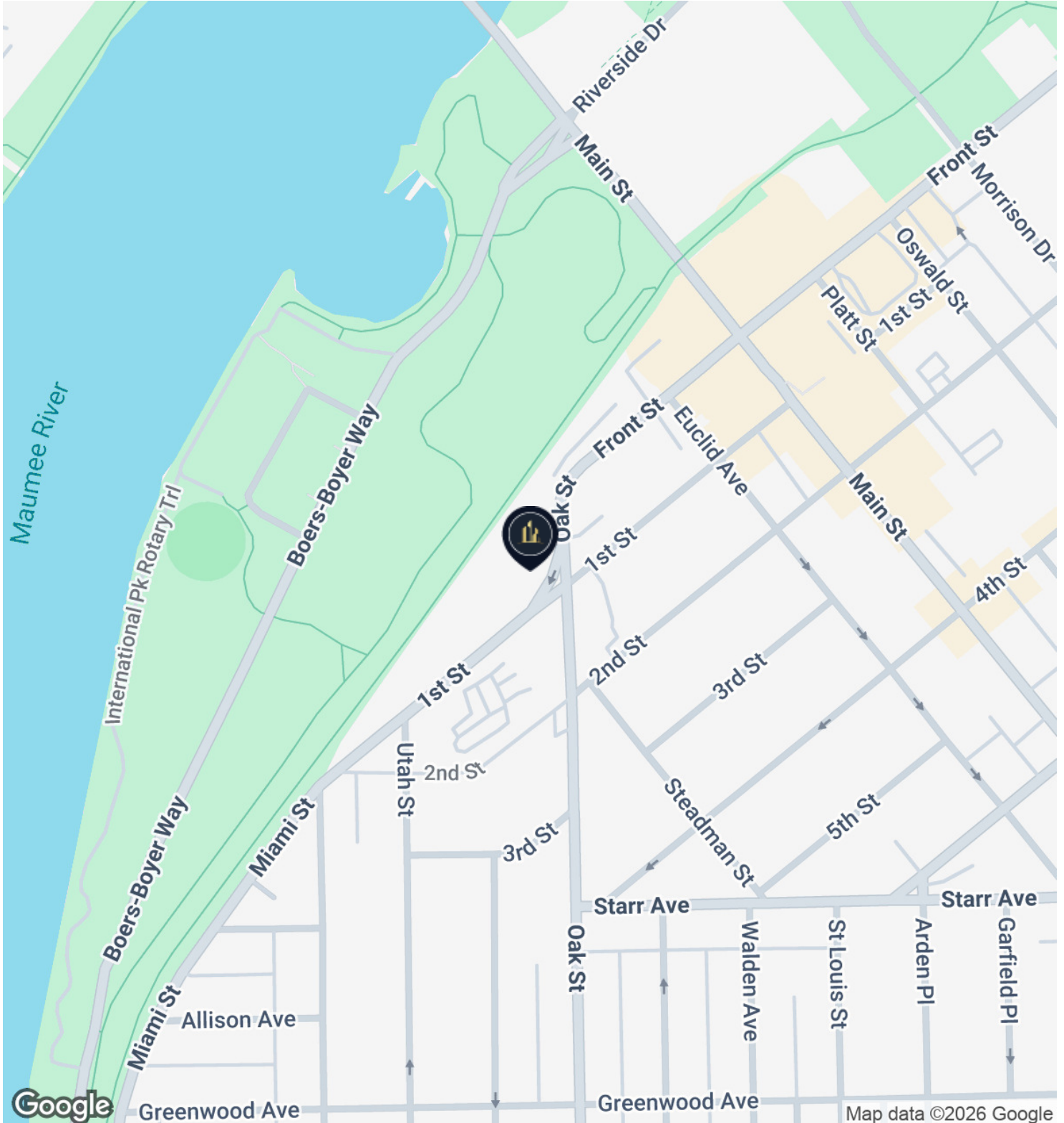
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Location Map

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Retailer Map

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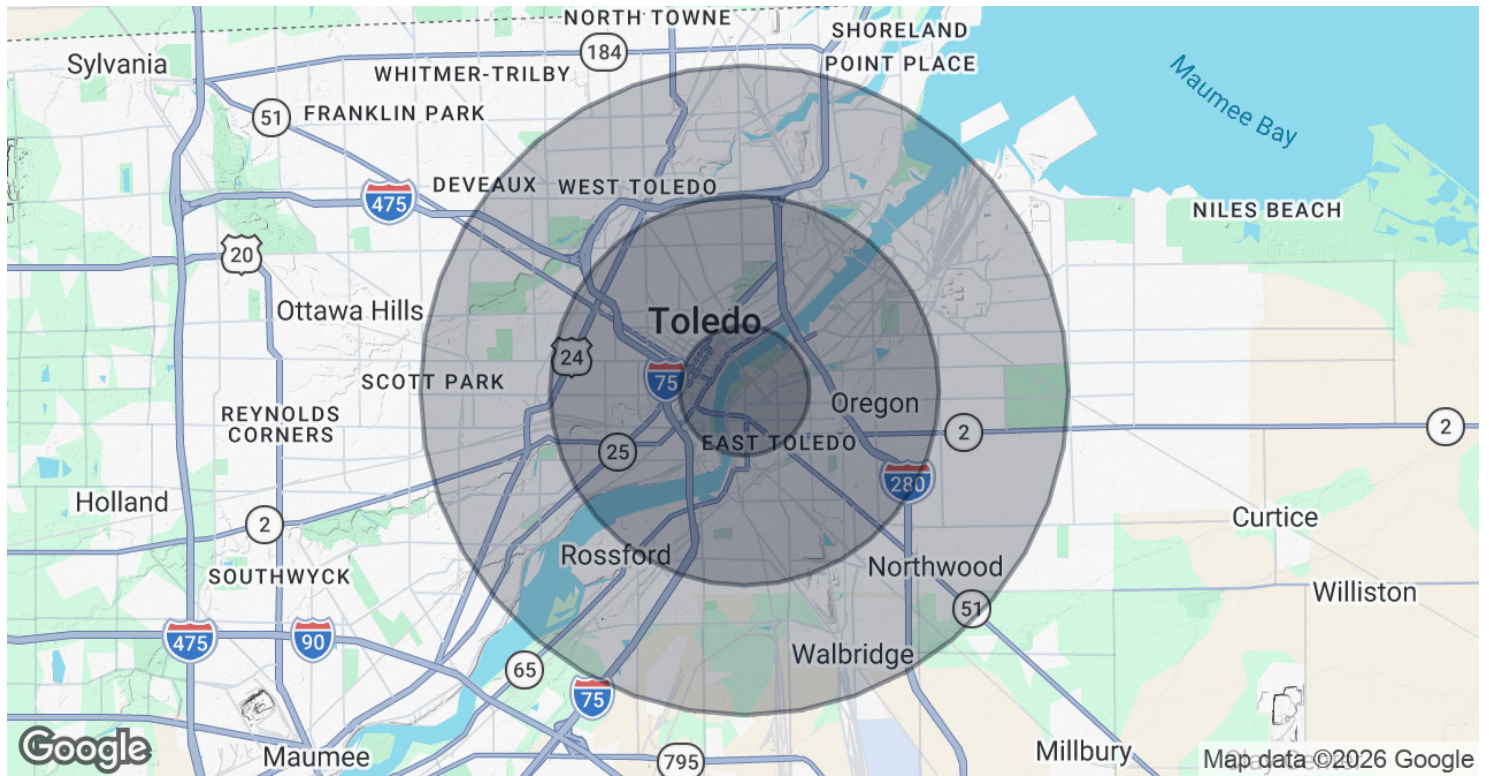
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Demographics Map & Report

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GRANGER'S BODY SHOP & AUTO SERVICE CENTER | INDUSTRIAL PROPERTY FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,126	84,957	177,517
Average Age	33.9	36.1	36.8
Average Age (Male)	34.6	36.2	35.7
Average Age (Female)	33.2	37.1	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,689	36,110	75,168
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$46,027	\$50,171	\$60,611
Average House Value	\$52,357	\$84,342	\$109,711

2023 American Community Survey (ACS)

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Meet The Team

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