



## 5038 & 5044 Lewis Ave.

Toledo, Ohio 43612

### Property Highlights

- Newly remodeled interior, former restaurant - FF&E included
- Liquor license included with the property
- Multiple upgrades completed by current owner
- Perfect for owner-occupied restaurant with option for different concepts
- TARTA bus service available with stops on Lewis Ave.

### Property Overview

Opportunity to acquire two adjacent commercial buildings totaling 4,260 SF. Currently configured for restaurant use featuring two (2) commercial kitchens, dining area improvements, and back of house equipment. All FF&E is included in the sale.

### Offering Summary

Sale Price:	\$425,000
Building Size:	5038 Lewis Ave - 2,400 SF 5044 Lewis Ave - 1,860 SF Total - 4,260 SF

### For More Information



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<b>Sale Price</b>	<b>\$425,000 For Both Buildings</b>
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### Location Information

Street Address	5038 & 5044 Lewis Avenue
City, State, Zip	Toledo, OH 43612
County	Lucas
Market	Toledo, OH MSA
Sub-market	Northwest Toledo/North Towne retail corridor
Cross-Streets	Custer Dr
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	US 24/Telegraph Rd
Nearest Airport	Toledo Express Airport

### Building Information

Building Size	4,260 SF
Number of Floors	1
Year Built	1950
Construction Status	Existing
Roof	Flat
Floor Coverings	Multiple
Restrooms	Multiple

### Annual Taxes

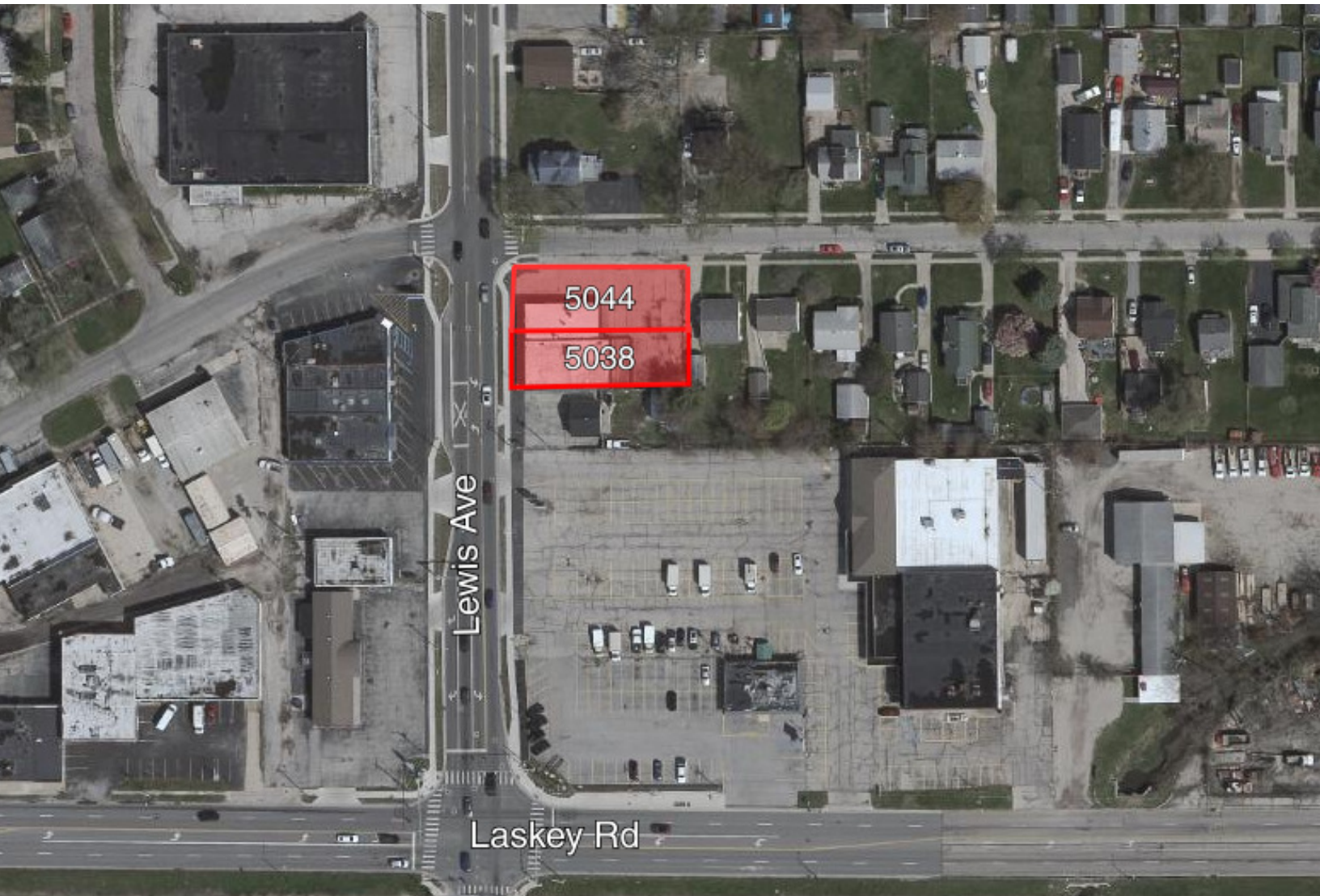
5038 Lewis Ave	\$2,438.38
5044 Lewis Ave	\$3,548.34

### Property Information

Property Type	Retail
Zoning	Regional Commercial - CR
Lot Size	0.147 Acres 5038 Lewis Ave 0.17 Acres 5044 Lewis Ave
APN #	0670351-5038 Lewis Ave 0670347-5044 Lewis Ave
Traffic Count	13,668 VPD
Traffic Count Street	Lewis Ave
Amenities	The owner has performed multiple upgrades to the buildings, including furnishing the FF&E which is included. Items include: walk-in cooler (can be converted to a freezer), large commercial hood, etc.

### Utilities

Gas	Columbia Gas
Electric	Toledo Edison
Water and Sewer	City of Toledo
Note	Electric water heater, Forced Air throughout, Central Air in south side building







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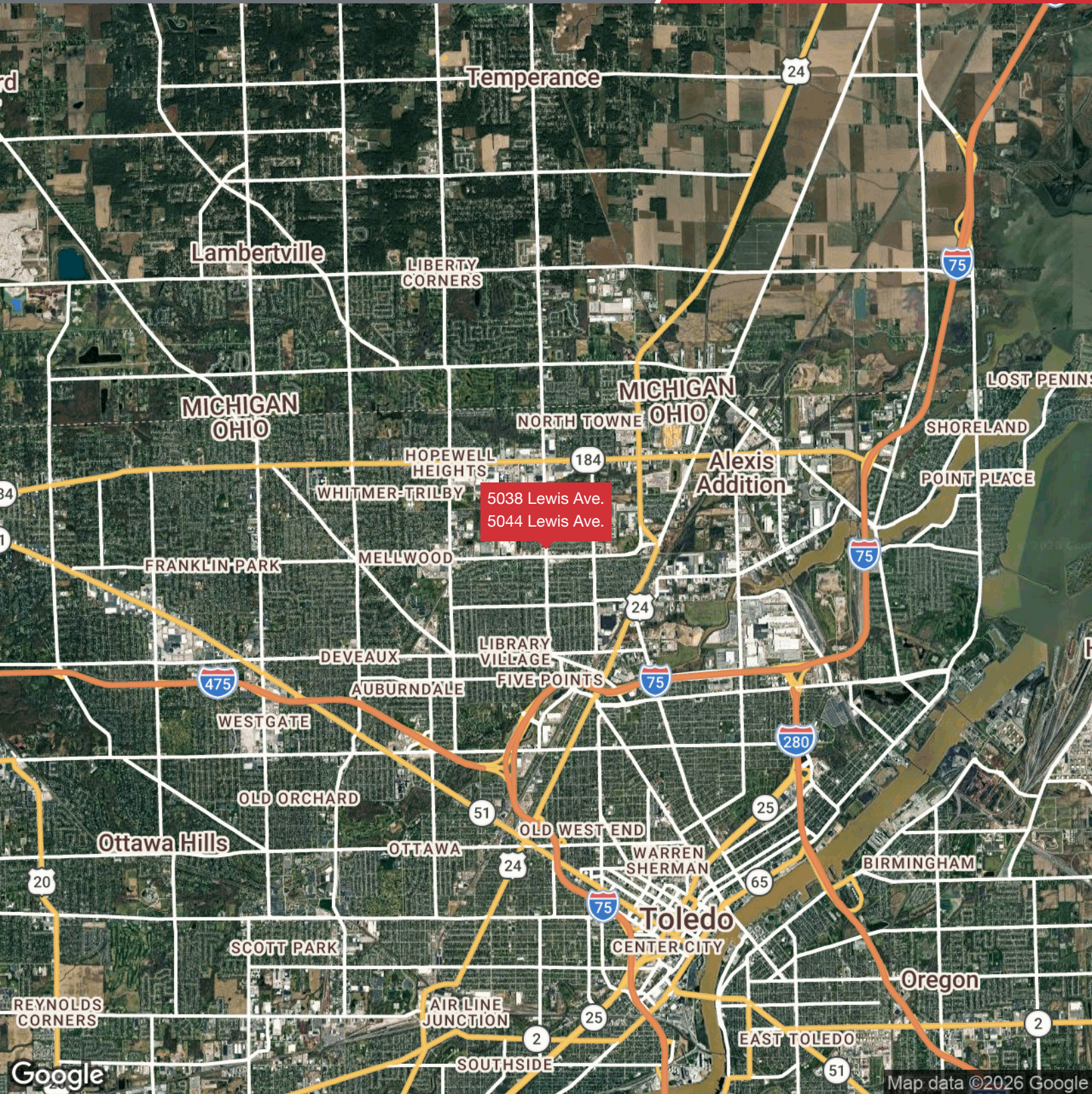
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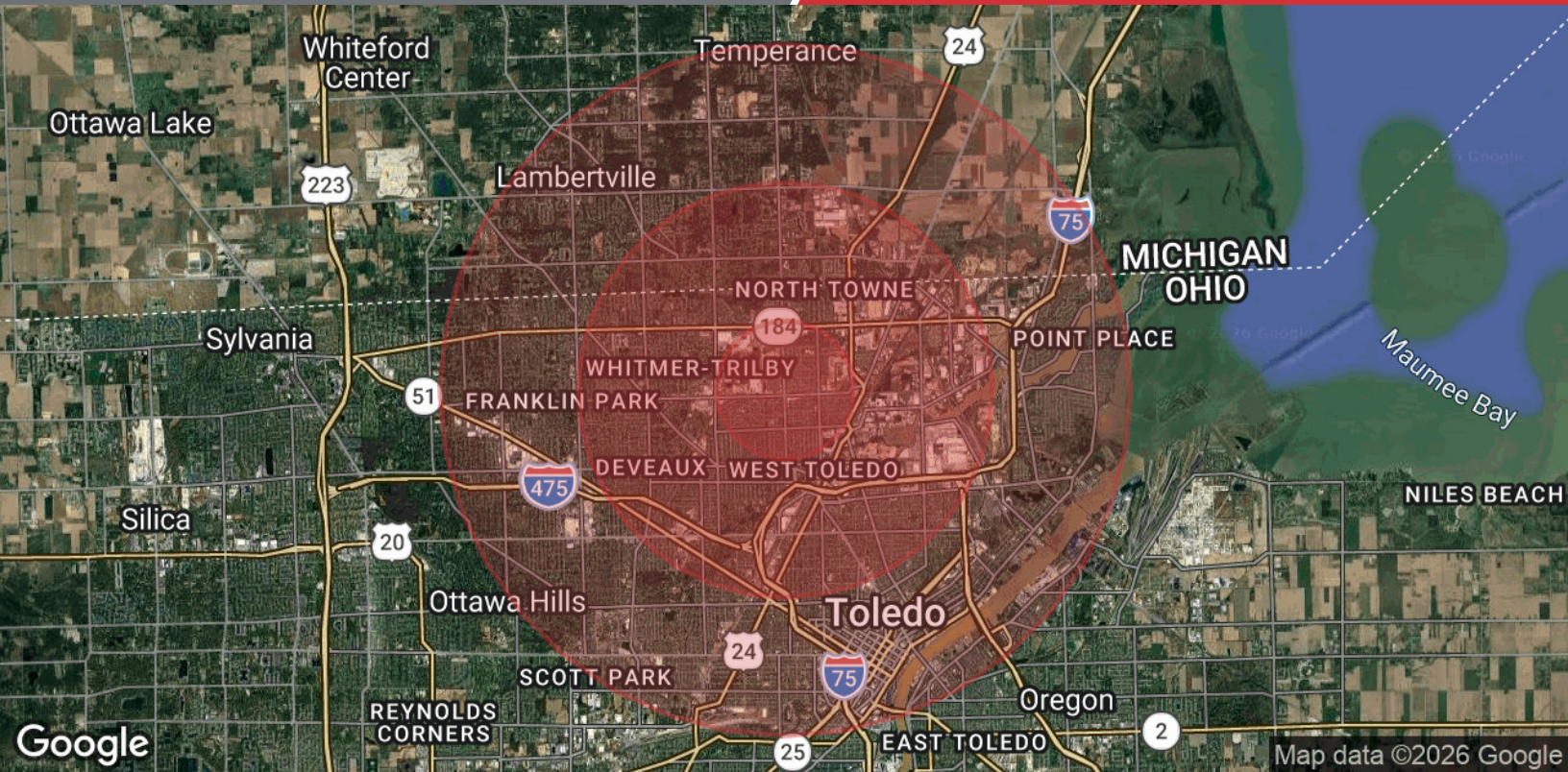
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	14,506	89,594	193,978
Average Age	37	39	40
Average Age (Male)	37	38	39
Average Age (Female)	38	39	41
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	6,074	38,413	83,542
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$59,979	\$65,071	\$67,665
Average House Value	\$103,457	\$135,126	\$149,595

2020 American Community Survey (ACS)