Agent Full w/Photos

Commercial 09/29/2023 12:00:19 PM Taron Cunningham



MLS#: 6107486 LP: **\$159,900** St: Active Area: 013 - Five Points/Northtowne Cat: COM **5267 N Detroit Avenue** Zip: **43612** Addr: County: LUCAS DOM: 1

City: Toledo

Twnshp: Subdiv:

School District: Toledo

Elem Sch: High Sch: Start

Northgate Lot 33 & 34 Legal:

22-53107 and 22-Parcel: Zoning: Comm/IND 5311

For Sale:

Current Use:

Apx Tot SqFt: 11,645 Bldq1 Dimen: Bldq2 Dimen: Office Sqft: 3,680 Num Stories: Bldq3 Dimen:

Directions: One block north of Telegraph/Laskey intersection on N. Detroit

Ave.

Recent: 09/29/2023: NEW

Easy Offer Link: https://www.dotloop.com/my/loop/p/90z]XKCCfiK?v=GsiHl

Lot Size: 85' x 137' Auction: N Auction Date: Year Built: 1971 Est Comp Dt: Accessibility Features (YN): N Acres: 0.16720 Features:

Constr Assmt: Pres Mtg Bal: 6MOS Gen Tax: \$700.00 6MOS Spc Tax: **\$145.00** Ann Oper Inc: Bal Constr Asmt: Ann Oper Exp: 6MOS Tot Tax: \$845.00 Asmt Type: Total Ann Inc:

Pr Type: Commercial Roof: Asphalt, Flat \$Incl: Fixtures, Real Estate

Parkng: 11-30 Spaces BusTyp: Service Lic Re: None **Commercial Park** CeilHt: 16-20 Feet Floor: Tile Locatn: Constr: Masonry Heat: **Forced Air** Sewer: Sanitary Slab HtFuel: Natural Gas At Close Fndatn: Poss: **Central Air** Water: **Public** WtrHtr: Gas Cool:

None Lse In:

Loading: Delivery Door

OwnExp: Electric, Gas, Insurance, Refuse, Sewer, Taxes, Water OwnrStat: Corporate

Owned

TenExp: None Doc Av: Legal Conventional Terms:

Interior/Exterior - Video/Audio Equipment: Yes

Remarks: Commercial corner 2-story 3,680sf building w/20+ parking spaces! New Improvements: flooring, bathrooms, bar area & 2 kitchens (one complete), large storage spaces for stocking supplies & separate shed. Building operated by 2 separate HVAC units- one unit on a flat tar built roof, tented windows, tiled floors, well-lit lighting, and city water/sewer systems. Alarm & Security doors on premise. Add chattel package or NOT for only \$10K: televisions, bar stools, speakers, pool table, games, tables & more. Schedule your visit today to see this flexible building & regional commercial use space!!!

Agent Remarks: Make an offer with POF to Realtor/dotloop? Exhibit A chattel package attached in MLS and offer available via dotlooplink: https://www.dotloop.com/my/loop/p/90zJXKCCfiK?v=GsjHl

Show Instr: Call/Text/Email Realtor at 419.902.6526 or taroncunningham@howardhanna.com

LO: GROUP4 Howard Hanna (419) 535-0011 EMail: taroncunningham@howardhanna.com

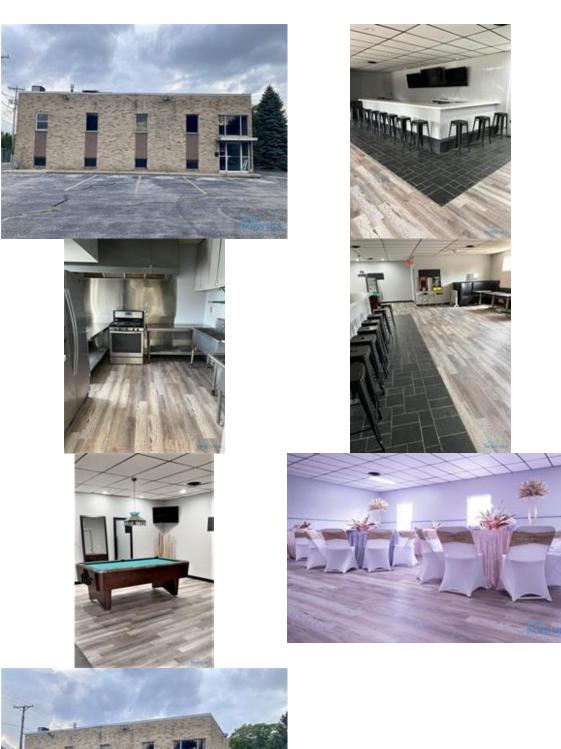
LA: 1CUNNITA Taron Cunningham (419) 902-6526 ER LD: 09/28/23 LT: CL: OFax: (419) 535-7571 XD: 09/28/24 Lead Based Pnt Discl: Poss: At Close Occupied By: OWNER Sub Agt: Prop Disclsr: N ΝΔ DOM: 1 SR.

Named Excp: N Comm Desc: No commission on chattel Less Lot\$: Term: Buyer Aqt: 3%/2%

\$10K sale

Pending Date: Closing Date: Seller Concess.: Dual Rate: Ν

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