

Agent Full w/Photos

Taron Cunningham

Commercial

09/29/2023 12:00:19 PM



MLS#: **6107486** St: **Active** LP: **\$159,900**
Area: **013 - Five Points/Norhtowne** Cat: **COM**
Addr: **5267 N Detroit Avenue** Zip: **43612**
City: **Toledo** County: **LUCAS** DOM: **1**
Twnshp: Subdiv:
School District: **Toledo**
Elem Sch: High Sch: **Start**
Legal: **Northgate Lot 33 & 34**
Parcel: **22-53107 and 22-5311** Zoning: **Comm/IND**

For Sale:

Current Use:
Apx Tot SqFt: **11,645** Bldg1 Dimen:
Office Sqft: **3,680** Bldg2 Dimen:
Num Stories: **2** Bldg3 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/9OzJXKCCfiK?v=GsjHI>

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

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

Pr Type: **Commercial** Roof: **Asphalt, Flat** \$Incl: **Fixtures, Real Estate**
BusTyp: **Service** Parkng: **11-30 Spaces** Lic Re: **None**
Locatn: **Commercial Park** CeilHt: **16-20 Feet** Floor: **Tile**
Constr: **Masonry** Heat: **Forced Air** Sewer: **Sanitary**
Fndatn: **Slab** HtFuel: **Natural Gas** Poss: **At Close**
Cool: **Central Air** Water: **Public** WtrHtr: **Gas**
Lse In: **None**
Loading: **Delivery Door**
OwnExp: **Electric, Gas, Insurance, Refuse, Sewer, Taxes, Water** OwnrStat: **Corporate Owned**

TenExp: **None**
Doc Av: **Legal**
Terms: **Conventional**
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!!!**

PI:

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/9OzJXKCCfiK?v=GsjHI>**

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** LT: **ER** LD: **09/28/23**
CL: OFax: **(419) 535-7571** XD: **09/28/24**
Lead Based Pnt Discl: **N** I-NET: **Y** Poss: **At Close** Occupied By: **OWNER**
Named Excp: **N** Prop Disclsr: **N** SR: **NA** DOM: **1** Sub Agt: **0**
Comm Desc: **No commission on chattel** Less Lot\$: Term: Buyer Agt: **3%/2%**
\$10K sale
Pending Date: Closing Date: Seller Concess.: Dual Rate: **N**

5267 N Detroit Avenue

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