6203 ANGOLA ROAD HOLLAND, OH 43528 (SPRINGFIELD TOWNSHIP)

VACANT LAND FOR SALE 5 Acres Available



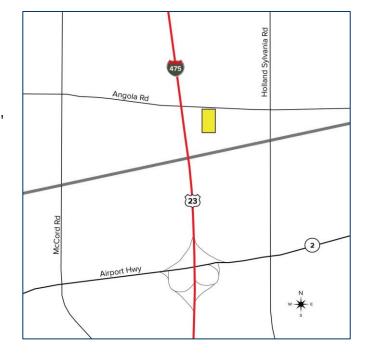
FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE/BUSINESS PARK/LT. INDUSTRIAL USE



GENERAL INFORMATION

Price:	\$100,000
Acreage:	5
Dimensions:	Approximately 205' x 1,094.48'
Closest Cross Street:	Holland Sylvania Road
County:	Lucas
Zoning:	M-1 (Limited Industrial)
Easements:	Of record
Curb Cuts:	As needed
Topography:	Flat
Survey Available:	Yes



For more information, please contact:

KEENAN FIELDS, SIOR (419) 290 8334 or (419) 249 6311 kfields@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608 Toledo, Ohio 43604 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

6203 Angola Road, Holland, OH 43528 Vacant Land For Sale

PROPERTY DESCRIPTION			Ul
Drainage:	Good (Ditch #352)		Ele
Improvements:	None		Ga
Restrictions:	Of record		Wa
Sign on Property:	Yes		Sa
			Ste
Adjacent Land			
North:	General Commercial C-2/golf driving range		20
South:	Railroad & Commerce Executive		TC
	Park/General Commercial C-2		Pa
East:	Toledo Edison Operations Center & cell tower		As
West:	Agricultural/RA suburban		
	residential & M-3 heavy industrial		Тс

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	24" main trunk line
Sanitary Sewer:	8" just east at Toledo Edison Service Center
Storm Sewer:	12" on south side of Angola

2020 REAL ESTATE TAXES		
TD:	65	
Parcel:	12781	
Assessor Number:	28-007-007	
Total Taxes:	\$2,264.05	

Comments:

- Good visibility from I-475/US-23.
- Minutes from Airport Highway I-475/US-23 interchange.
- Adjacent to Toledo Edison Service/Operations Center.
- Billboard sign on property generates income of \$1,100 per year.
- The 2020 Springfield Township Community master plan recommends this area for office/business park/light industrial uses.

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