

6203 ANGOLA ROAD
HOLLAND, OH 43528
(SPRINGFIELD TOWNSHIP)

VACANT LAND FOR SALE
5 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE/BUSINESS PARK/LT. INDUSTRIAL USE



PRICE REDUCED

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

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

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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