

5225 STICKNEY AVENUE
TOLEDO, OH 43612

VACANT LAND FOR SALE
10.835 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$220,000
Acreage:	10.835 acres
Dimensions:	378' of frontage
Closest Cross Street:	Matzinger Road
County:	Lucas
Zoning:	IG – General Industrial
Easements:	Of record
Curb Cuts:	None
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

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

5225 Stickney Avenue, Toledo, OH 43612

Vacant Land For Sale

10.835
Acres
AVAILABLE

PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Adequate
Improvements:	None
Restrictions:	None
Sign on Property:	Yes

Adjacent Land

North:	Industrial
South:	Industrial
East:	Industrial
West:	Industrial

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,644	\$49,775
3 MILE	64,862	\$45,389
5 MILE	165,637	\$44,499

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2022 REAL ESTATE TAXES

TD:	22
Parcel:	07071
Assessor Number:	02913047
Total Taxes:	\$3,721.23
Land valuation:	\$74,600

TRAFFIC COUNTS (TWO-WAY)

STICKNEY AVENUE	2,177 (2020)
MATZINGER ROAD	5,567 (2020)



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