

1800 NATHAN STREET, LOT 12
TOLEDO, OH 43611

VACANT LAND FOR SALE
11.93 Acres Available



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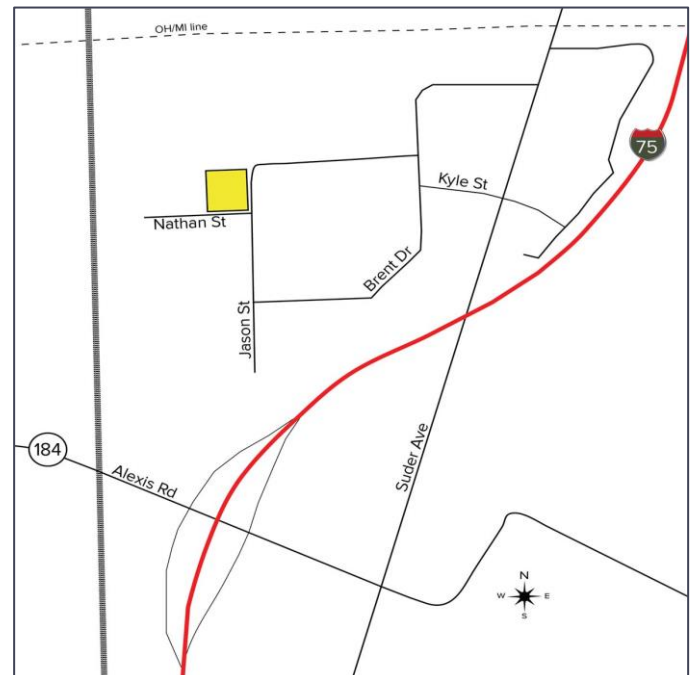
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$29,500 per acre
Acreage:	11.93 acres
Dimensions:	724' x 692' Approx.
Closest Cross Street:	I-75 – 1 mile
County:	Lucas
Zoning:	IL
Easements:	Of Record
Curb Cuts:	TBD
Topography:	Flat
Survey Available:	No
Environmental Report:	Yes



For more information, please contact:

KEN MARCINIAK, SIOR
(419) 249 6302
kmarciniak@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.

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PROPERTY DESCRIPTION

Drainage:	Storm sewer
Improvements:	Streets & utilities
Restrictions:	Per zoning
Sign on Property:	Yes

Adjacent Land

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

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,977	\$62,014
3 MILE	24,741	\$52,891
5 MILE	98,765	\$45,239

Comments:

- This parcel can be combined with the parcel to the east for a combined parcel size of 38.40 acres.

Additional Land Parcel Available For Sale:

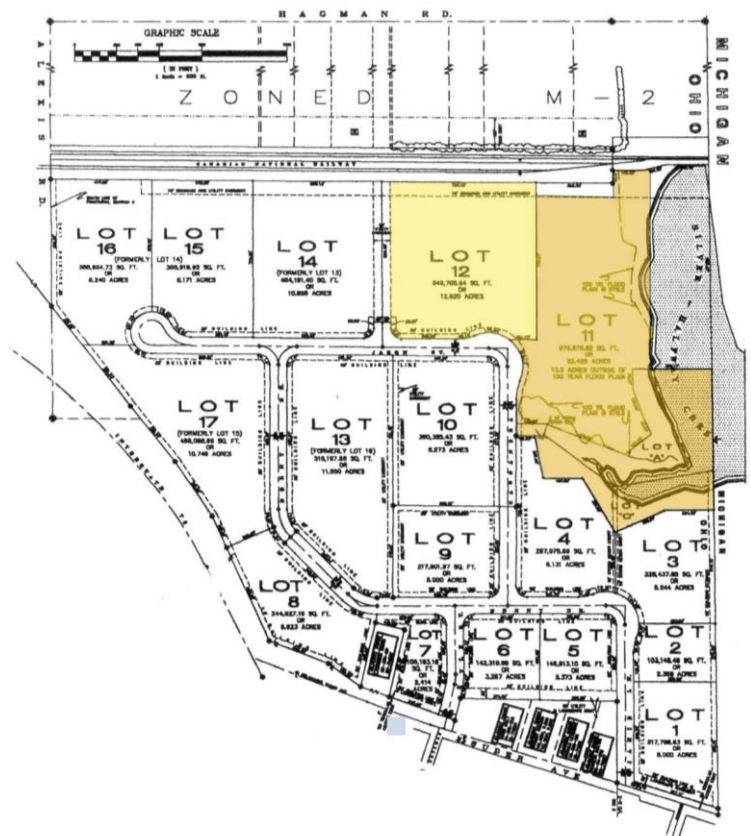
- Lot 11 – 0 Cassandra equaling 26.37 acres (22-88906) is also available for purchase. The lot is located adjacent to lot 12. For more information contact Ken Marciniak.

UTILITIES

Electric:	Toledo Edison – 12.5 KV under ground circuit
Gas:	Columbia Gas – 4" med pres.
Water:	City of Toledo – 12" line
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2021 REAL ESTATE TAXES

TD:	22
Parcel Number:	88907
Assessor Number:	10256017
Total Annual Taxes:	\$12,858.76



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