

28214 AVENUE ROAD (SR 795)
PERRYSBURG TWP., OHIO 43551

VACANT LAND FOR SALE
18.69 Acres Available



SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

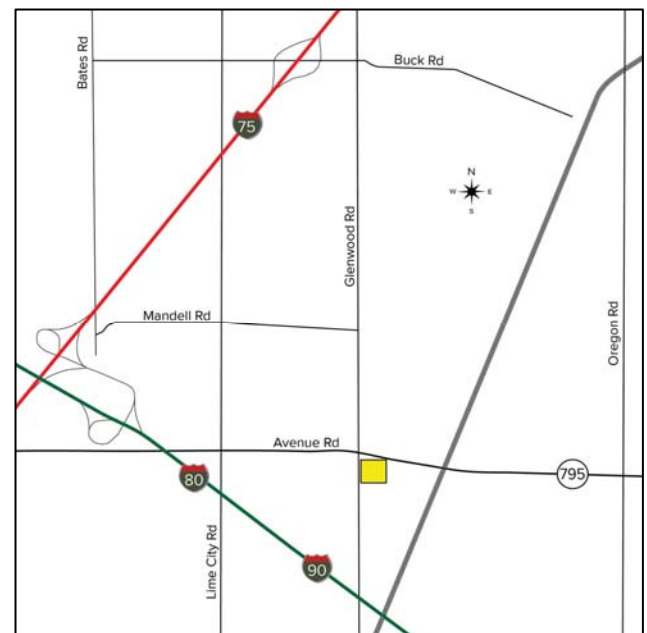
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$710,220 (\$38,000 per acre)
Acreage:	18.69 acres
Dimensions:	Per survey
Closest Cross Street:	Glenwood Road
County:	Wood
Zoning:	Unzoned
Easements:	Of record * per survey
Curb Cuts:	TBD
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

28214 AVENUE ROAD, PERRYSBURG TWP, OH 43551

Vacant Land For Sale

18.69
Acres
AVAILABLE

PROPERTY DESCRIPTION

Drainage:	Ohio Department of Transportation Ditch along SR – 795.
Improvements:	None
Restrictions:	None
Sign on Property:	Yes
Distance Highway:	Approx. 2 miles to I-75 Approx. 3 miles to I-280
Traffic Counts:	State Route 795 - 19,040 cars per day
Adjacent Land	
North:	Industrial
South:	Industrial
East:	Industrial
West:	Industrial

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Northwest Ohio Water and Sewer 8" water line on Glenwood Road adjacent to the property and 12" and 24" water line on the north side of 795. 12" Water on the east side of Glenwood.
Sanitary Sewer:	Northwest Ohio Water and Sewer 8" Sewer that goes to the west side of Glenwood
Storm Sewer:	ODOT ditch

2020 REAL ESTATE TAXES

Parcel:	P57-400-020000007000
Recoupment charge for taking property completely out of CAUV would be \$20,210.00 if purchased before 12/31/2020.	
Total Annual Taxes:	\$1,155.62
* Located in Perrysburg Township. No local payroll tax is currently levied.	



Utilities Location Map

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

28214 AVENUE ROAD, PERRYSBURG TWP, OH 43551

Vacant Land For Sale

18.69
Acres
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

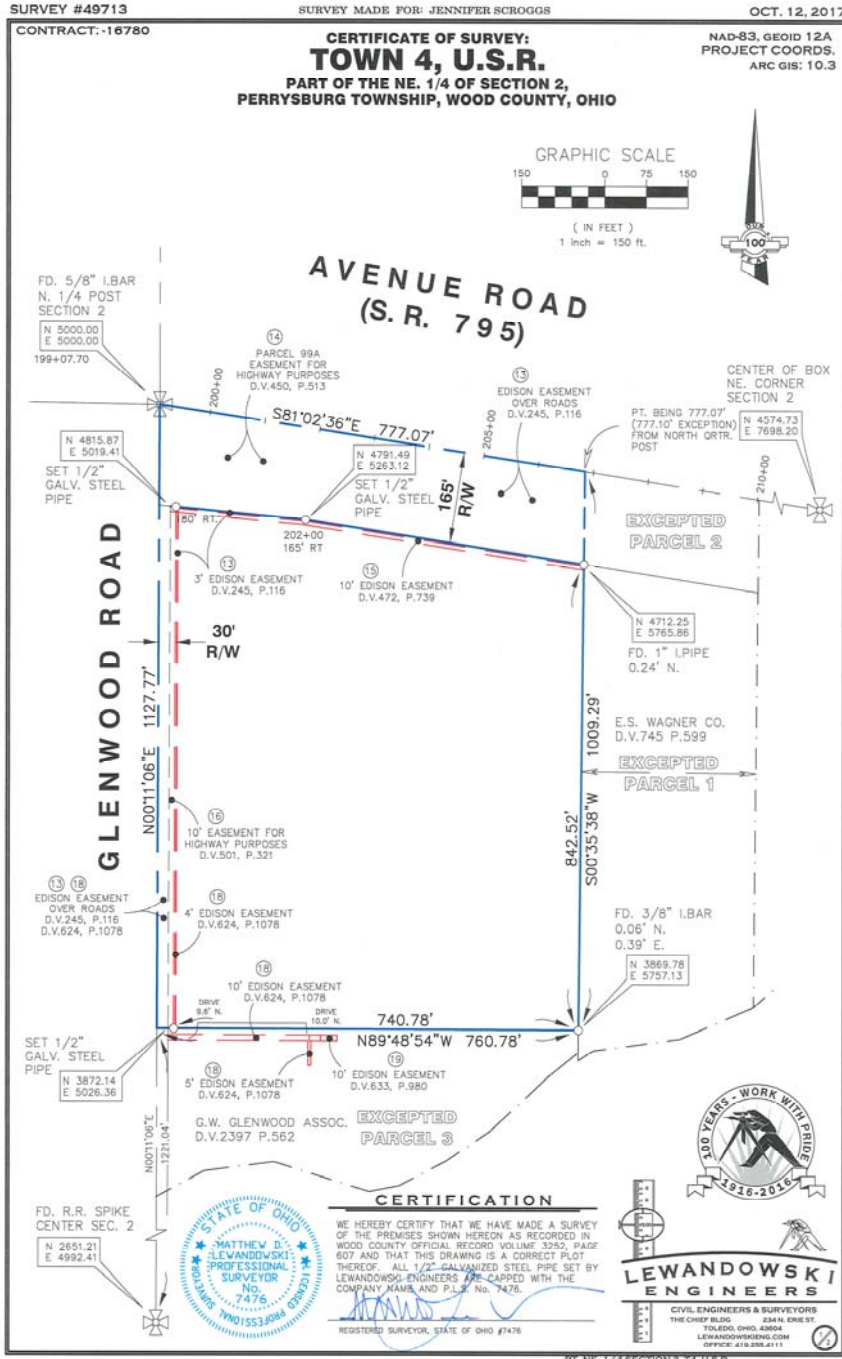
SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

28214 AVENUE ROAD, PERRYSBURG TWP, OH 43551

Vacant Land For Sale

18.69
Acres
AVAILABLE

Survey Map



EASEMENTS

SCHEDULE "B" ITEM #	GRANTEE	DESCRIPTION	RECORDED IN	ENCUMBRANCE
ITEM 12	-----	CENTERLINE PLAT	P.V.13, P.13	CENTERLINE OF AVENUE ROAD (S.R. 795), AS SHOWN
ITEM 13	TOLEDO EDISON	EASEMENT	D.V.245, P.116	1. EDISON EASEMENT OVER ROADS, AS SHOWN 2. 3' EDISON EASEMENT, AS SHOWN
ITEM 14	STATE OF OHIO	EASEMENT FOR HIGHWAY PURPOSES	D.V.450, P.513	PARCEL 99A, EASEMENT FOR HIGHWAY PURPOSES, AS SHOWN
ITEM 15	TOLEDO EDISON	EASEMENT	D.V.472, P.739	EASEMENT DESCRIBES CORRECT SECTION, AS WELL AS STATING THAT IT IS IN PERRYSBURG TOWNSHIP, HOWEVER, IT DESCRIBES THE EASEMENT AS ADJOINING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE "579", AND NOT STATE ROUTE "795", IT IS BELIEVED THAT THIS IS A TYPOGRAPHICAL ERROR, AND THEREFORE, THE EASEMENT IS AS SHOWN
ITEM 16	STATE OF OHIO	EASEMENT FOR HIGHWAY PURPOSES	D.V.501, P.321	10' EASEMENT FOR HIGHWAY PURPOSES, AS SHOWN
ITEM 17	PERRYSBURG AND WENZ	AGREEMENT FOR SANITARY SERVICE	D.V.624, P.738	AGREEMENT TO REFRAIN FROM RESISTING ANNEXATION OF PROPERTY TO THE CITY OF PERRYSBURG, UNABLE TO PLOT
ITEM 18	TOLEDO EDISON	EASEMENT	D.V.624, P.1078	1. 10' EDISON EASEMENT, AS SHOWN 2. 5' EDISON EASEMENT, AS SHOWN 3. EDISON EASEMENT OVER ROADS, AS SHOWN 4. 4' EDISON EASEMENT, AS SHOWN
ITEM 19	TOLEDO EDISON	EASEMENT	D.V.633, P.980	10' EDISON EASEMENT, AS SHOWN

For more information, please contact:
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

28214 AVENUE ROAD, PERRYSBURG TWP, OH 43551

Vacant Land For Sale

18.69
Acres
AVAILABLE



For more information, please contact:
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
mmalczewski@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.