

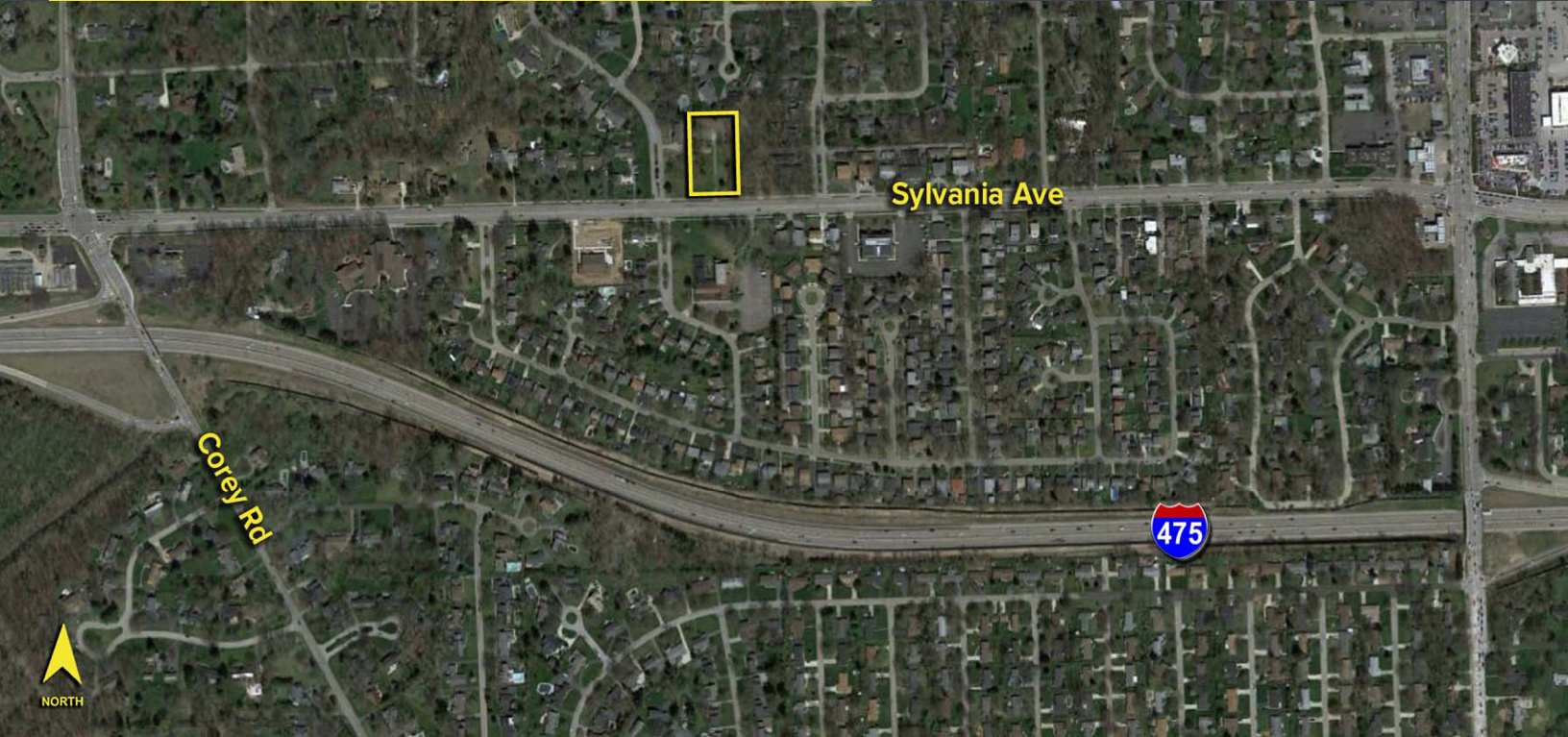
4724 W. SYLVANIA AVENUE  
TOLEDO, OH 43623 (SYLVANIA TOWNSHIP)



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

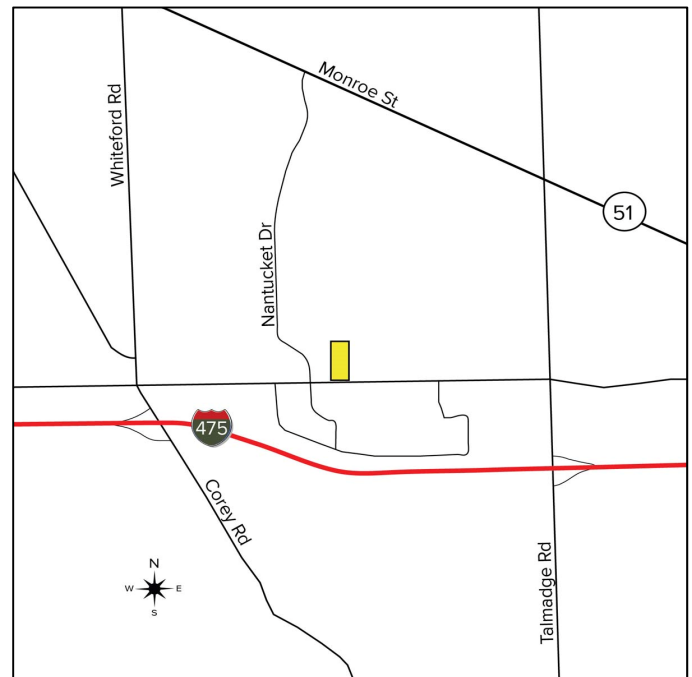
FULL-SERVICE COMMERCIAL REAL ESTATE

**INVESTMENT FOR SALE**  
1.20 Acres Available



## GENERAL INFORMATION

<b>Sale Price:</b>	\$89,999
<b>Acreage:</b>	1.20 acres
<b>Dimensions:</b>	160' frontage x 330' depth
<b>Closest Cross Street:</b>	Nantucket Drive
<b>County:</b>	Lucas
<b>Zoning:</b>	A – 4 Rural Residential District*
<b>Easements:</b>	of Record
<b>Curb Cuts:</b>	1
<b>Topography:</b>	Flat
<b>Survey Available:</b>	No
<b>Environmental Report:</b>	No



For more information, please contact:

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### PROPERTY DESCRIPTION

Drainage:	Street
Improvements:	Single family house
Restrictions:	Built in 1945
1 <sup>st</sup> Floor:	1,006 SF
Basement:	503 SF
Heating:	GFA
Exterior:	Brick
Building:	Single story
Sign on Property:	No
Adjacent Land:	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

### Comments:

- 2 Bed, 1 bath single story house.
- The house is leased through December 31, 2021.
- Lease commenced in fall of 2017.
- \$750 per month plus water, gas, electric, refuse and lawn.



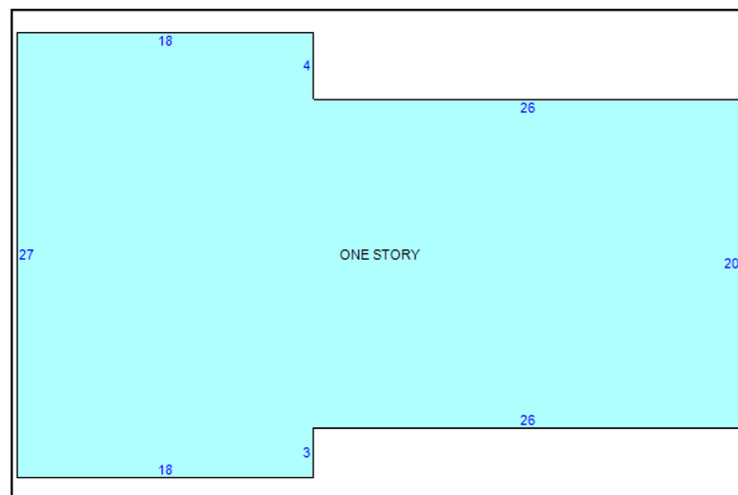
### 2019 REAL ESTATE TAXES

TD:	78
Parcel:	17964
Assessor Number:	30003045
Land + Building Valuation:	\$101,700
Total Annual Taxes:	\$2,285.44

### UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	Septic & leach field
Storm Sewer:	At the curb – not connected

\* Per owner, the property is not connected to the sanitary sewer. Storm sewers are at the street. There is an additional storm sewer located on the south east corner of the lot serviced by City of Toledo.



\* Per the Sylvania Township zoning manager the land use plan recommends low/medium density residential uses for this area.

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# 4724 W. Sylvania Avenue, Toledo, OH 43523

## Investment For Sale

1.20  
Acres  
AVAILABLE



### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,859	\$63,133
3 MILE	79,894	\$61,814
5 MILE	197,835	\$56,653

### TRAFFIC COUNTS (TWO-WAY)

W. Sylvania Avenue – 18,754 vehicles per day (2014).

Access to I-475 - Exits 15 (Corey Rd.) & 16 (Talmadge Rd.)

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