

1301 & 1302 LINDEN LANE
TOLEDO, OH 43615

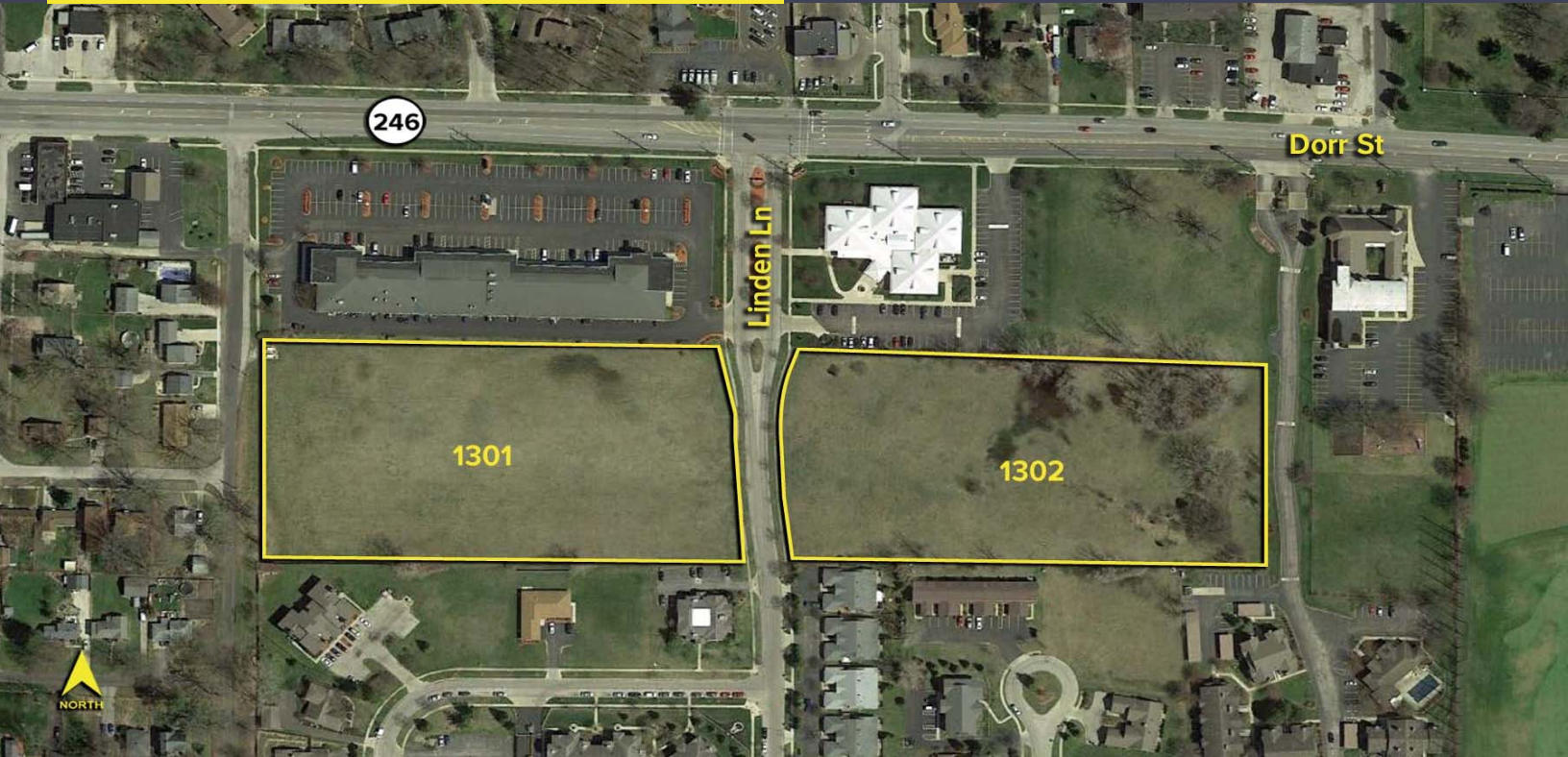
VACANT LAND FOR SALE
9.37 Acres Available



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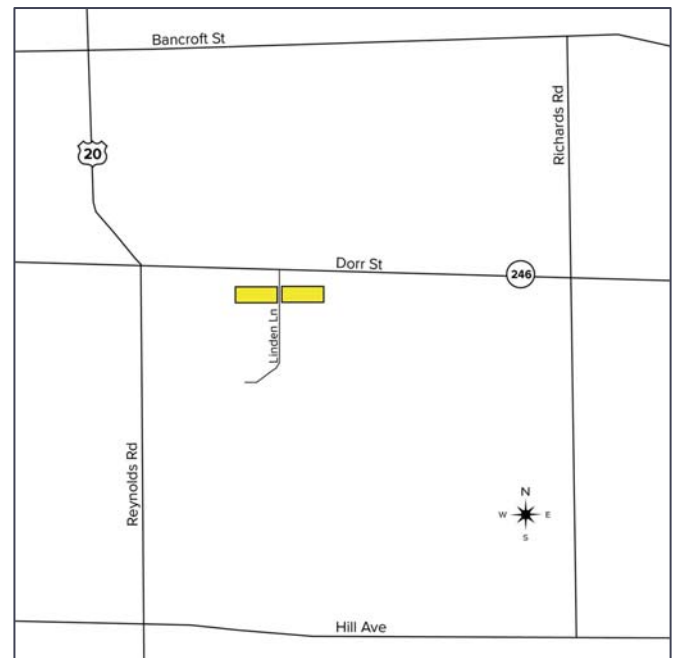
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$325,000
Acreage:	9.37 acres
Dimensions:	1301 – approx. 329'x625' 1302 – approx. 316'x709'
Closest Cross Street:	Dorr Street
County:	Lucas
Zoning:	RM-36 – Multi-Family
Easements:	Of record
Curb Cuts:	Possibly 2 each
Topography:	Flat
Survey Available:	On file
Environmental Report:	None



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Storm sewer
Improvements:	None
Restrictions:	Of record
Sign on Property:	Yes

Adjacent Land

North:	Retail
South:	Residential
East:	Commercial
West:	Residential

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,899	\$50,445
3 MILE	73,834	\$54,000
5 MILE	216,794	\$54,199

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

2020 REAL ESTATE TAXES

TD:	09
Parcel Number:	84081, 84071
Assessor Number:	05589004, 05589091
Total Taxes:	\$6,690.33

TRAFFIC COUNTS (TWO-WAY)

DORR STREET	20,491 (2019)
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Comments:

- Two rectangular lots.
- Centrally located.
- Ideal multi-family, religious assembly or daycare site.

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