

8453 W. CENTRAL AVENUE
SYLVANIA, OH 43560 (SYLVANIA TOWNSHIP)

VACANT LAND FOR SALE
0.4927 Acres



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$42,500
Acreage:	0.4927
Dimensions:	70' x 306'
Closest Cross Street:	Davidson
County:	Lucas
Zoning:	C-2
Easements:	Of Record
Curb Cuts:	1
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

GERMANO BRESSAN
(419) 249 6309
gbressan@signatureassociates.com

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

PROPERTY DESCRIPTION

Drainage:	Good
Improvements:	None
Restrictions:	None
Sign on Property:	Yes

Adjacent Land

North:	Commercial - Machine shop
South:	Residential
East:	Residential
West:	Residential

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,651	\$102,128
3 MILE	32,489	\$93,245
5 MILE	85,842	\$80,489

TRAFFIC COUNTS (TWO-WAY)

8,856	Centennial Road
19,693	Central Avenue – East of Centennial Road
8,299	Central Avenue – West of Centennial Road

UTILITIES

Electric:	Yes
Gas:	No – propane
Water:	No – well *
Sanitary Sewer:	No – septic tank
Storm Sewer:	No

* Water available on North side of Central Avenue.

2020 REAL ESTATE TAXES

TD:	78
Parcel Number:	63494
Assessor Number:	302-65-024
Total Annual Taxes:	\$1,034.76

Comments:

- Half acre of vacant land in Sylvania Township.
- Zoned C-2 (commercial).
- Many retail and commercial uses permitted.

For more information, please contact:

GERMANO BRESSAN

(419) 249 6309

gbressan@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com