



# COMMERCIAL LAND FOR SALE

7404, 7411, 7412 W. SYLVANIA AVE., SYLVANIA, OH 43560

"Innovative Solutions at Work"



## OFFERING SUMMARY

<b>Sale Price:</b>	\$670,000
<b>Parcel #:</b>	78-33022, 78-33041, 78-33044
<b>Dimensions:</b>	510' x 345'
<b>Lot Size:</b>	4.05 Acres
<b>Zoning:</b>	A-3 AG District M-1 Light Industrial
<b>County:</b>	Lucas
<b>Property Taxes:</b>	\$20,903/year

## PROPERTY OVERVIEW

Broad frontage - 510'  
Adjacent to Sylvania Southview High School  
Sylvania Township  
Excellent office development

## UTILITIES

Electric: Toledo Edison  
Gas: Columbia Gas  
Water: Municipal - Toledo  
Sewer: Municipal - Toledo

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,395	20,313	42,810
Total Population	8,487	51,879	107,890
Average HH Income	\$93,840	\$93,106	\$84,831

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**JOHN HEALEY**

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