

COMMERCIAL LAND FOR SALE

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

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price: \$670,000

Parcel #: 78-33022, 78-33041,

78-33044

Dimensions: 510' x 345'

Lot Size: 4.05 Acres

Zoning: A-3 AG District

M-1 Light Industrial

County: Lucas

Property Taxes: \$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

419.356.5600

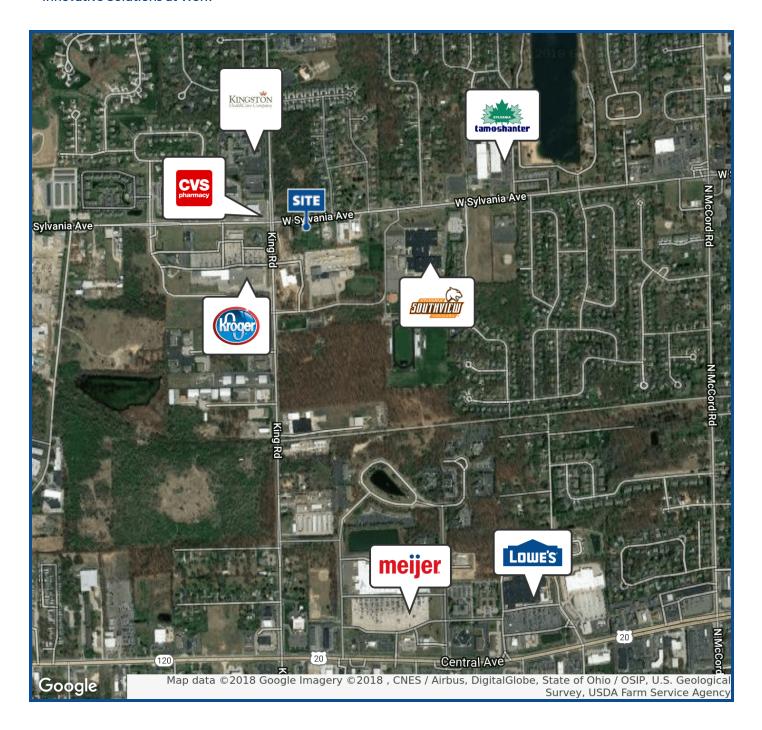
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