

5850 W. BANCROFT STREET  
TOLEDO, OH 43615

VACANT LAND FOR SALE  
.886 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

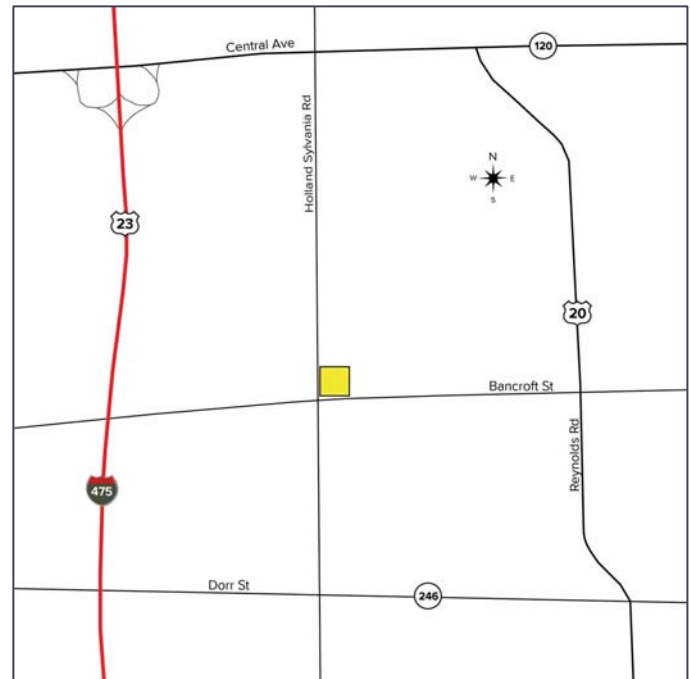
FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

Price:	\$89,000
Acreage:	.886 acres
Closest Cross Street:	Holland Sylvania
County:	Lucas
Zoning:	Commercial Regional
Curb Cuts:	Two
Topography:	Flat
Environmental Report:	NFA letter available



For more information, please contact:

**ZACK LIBER**  
(419) 249 6325 or (419) 367 4331  
zliber@signatureassociates.com

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

**JAMES MANGAS, CCIM**  
(614) 570 9488  
jmangas@bestcorporaterealestate.com



**PROPERTY DESCRIPTION**

Environmental Report:	NFA letter
Drainage:	Sewer system
Improvements:	None
Restrictions:	Per zoning
Sign on Property:	Yes
Adjacent Land	
North:	Kroger gas station
South:	Retail
East:	Residential
West:	Retail - Kroger

**DEMOGRAPHICS**

	POPULATION	MED. HH INCOME
1 MILE	10,712	\$49,392
3 MILE	62,345	\$72,370
5 MILE	184,123	\$64,757

**UTILITIES**

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

**2020 REAL ESTATE TAXES**

TD:	20
Parcel Number:	10244
Assessor Number:	04910036
Total Taxes:	\$2,696.86

**TRAFFIC COUNTS (TWO-WAY)**

BANCROFT STREET	9,391 (2019)
HOLLAND SYLVANIA ROAD	18,403 (2019)

**Comments:**

- **Signalized hard corner location.**
- **Utilities available.**

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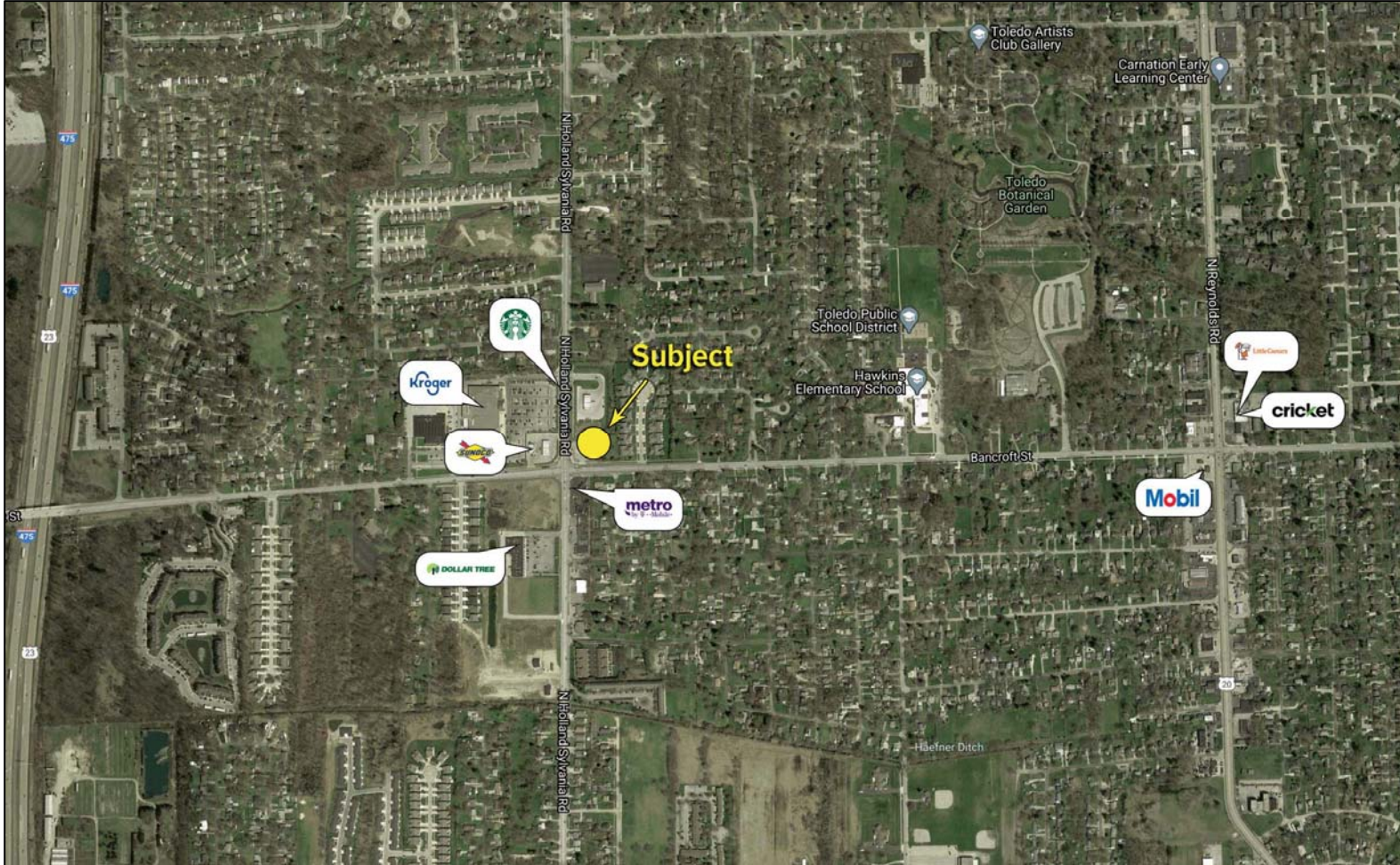
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