

9501 W. CENTRAL AVENUE
SYLVANIA, OH 43560

LAND FOR SALE
185.71 Acres Available



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ASSOCIATES**
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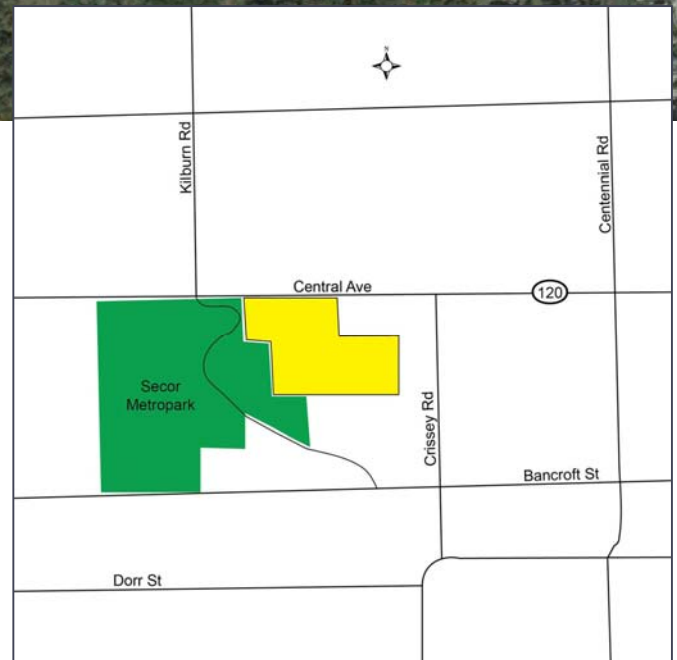
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT PARCEL



GENERAL INFORMATION

Price: \$16,000 per acre
Acreage: 185.71
Closest Cross Street: Crissey Road
County: Lucas
Zoning: A3
Easements: Of record
Curb Cuts: 1
Topography: Flat
Survey Available: No



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Numerous water features on site
Improvements:	See comments
Sign on Property:	No
Adjacent Land	
North:	Agricultural
South:	Metropark
East:	Cottonwood Creek Golf Course
West:	Metropark

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Available
Sanitary Sewer:	8" forced main along Central
Storm Sewer:	No

2015 TAXES AND VALUATION

PARCEL	TAXES	LAND VALUATION	IMPROVEMENTS VALUATION	TOTAL VALUATION
78-95001	\$43,710.91	\$619,200	\$570,700	\$1,189,900
78-95501	\$ 2,901.70	\$79,000	\$ 0	\$ 79,000
78-95551	\$ 320.12	\$ 8,700	\$ 0	\$ 8,700
78-04854	<u>\$7,304.04</u>	<u>\$208,800</u>	<u>\$ 0</u>	<u>\$ 208,800</u>
TOTALS:	\$54,236.77	\$915,700	\$570,700	\$1,486,400

Comments:

- Spuyten Duyval is an existing 27-hole, public golf course with putting green and golf school poised for future development.
- Improvements include a 4,050 square foot clubhouse with a partial basement, a 2,775 square foot banquet building with a porch area, a 4,500 square foot maintenance building, a 480 square foot pump house, a 150 square foot shed and a 240 square foot garage.
- Alarm system in both the clubhouse and banquet facility.
- The sale of this property is subject to the longstanding and ongoing use of the Spuyten Duyval Golf Course. This is slated to continue to operate and serve its customers and leagues for the upcoming season at a minimum.

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9501 W. Central Avenue, Sylvania, OH 43560

Land For Sale

185.71
Acres
AVAILABLE



Clubhouse

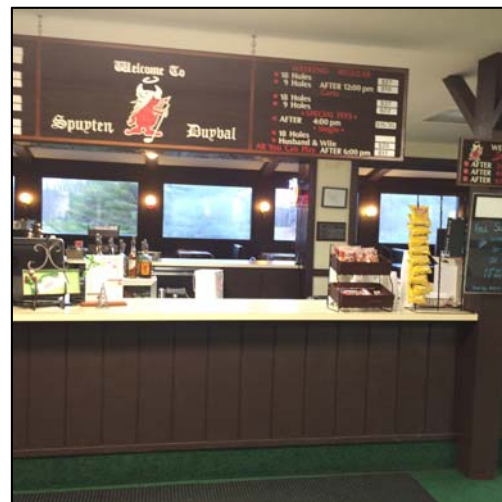
- 4,050 square foot clubhouse constructed in 1912.
- Clubhouse is frame construction with stone and a pitched roof. Carpet and painted plaster and drywall and some paneling. Beamed ceilings. Lounge area with two fireplaces.
- Cart storage is underneath.
- Men's and women's restrooms.
- Heating is gas forced air.



Cart storage



Clubhouse lounge



Counter area of clubhouse

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2,775 square foot banquet building



Banquet building porch area



Banquet building beverage counter



4,500 square foot maintenance building



480 square foot pump house

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