

9501 W. CENTRAL AVENUE  
SYLVANIA, OH 43560

LAND FOR SALE  
185.71 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

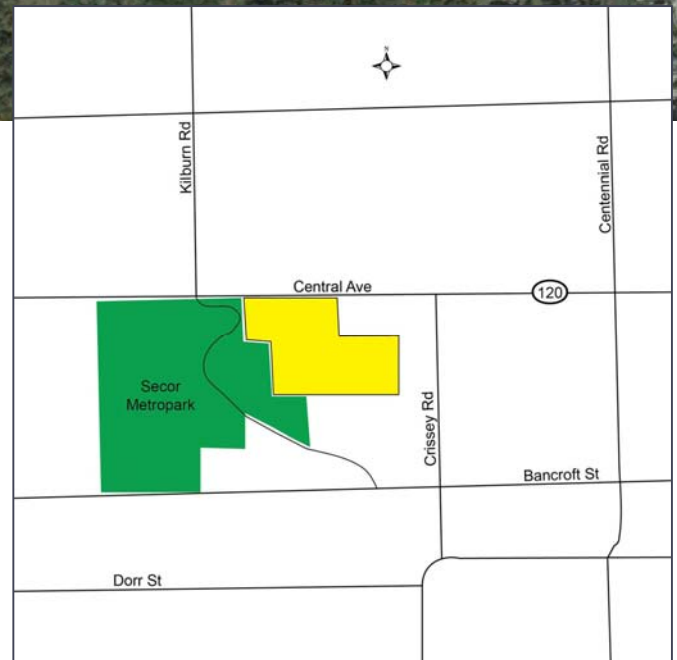
FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT PARCEL**



## GENERAL INFORMATION

Price: \$20,000 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**  
(419) 249 6301 or (419) 466 6225  
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Four SeaGate, Suite 608  
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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

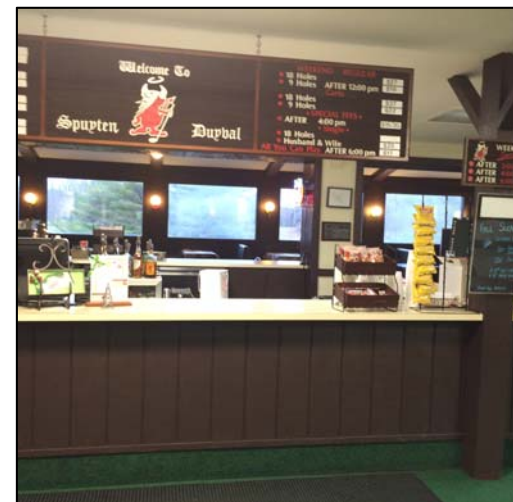
- 4,050 square foot clubhouse constructed in 1912.
- Clubhouse is frame construction with stone and a pitched roof. Carpet and painted plaster and drywall and some paneling. Beamed ceilings. Lounge area with two fireplaces.
- Cart storage is underneath.
- Men's and women's restrooms.
- Heating is gas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