



Commercial Real Estate
Brokers/Advisors
Property Management
Consultants

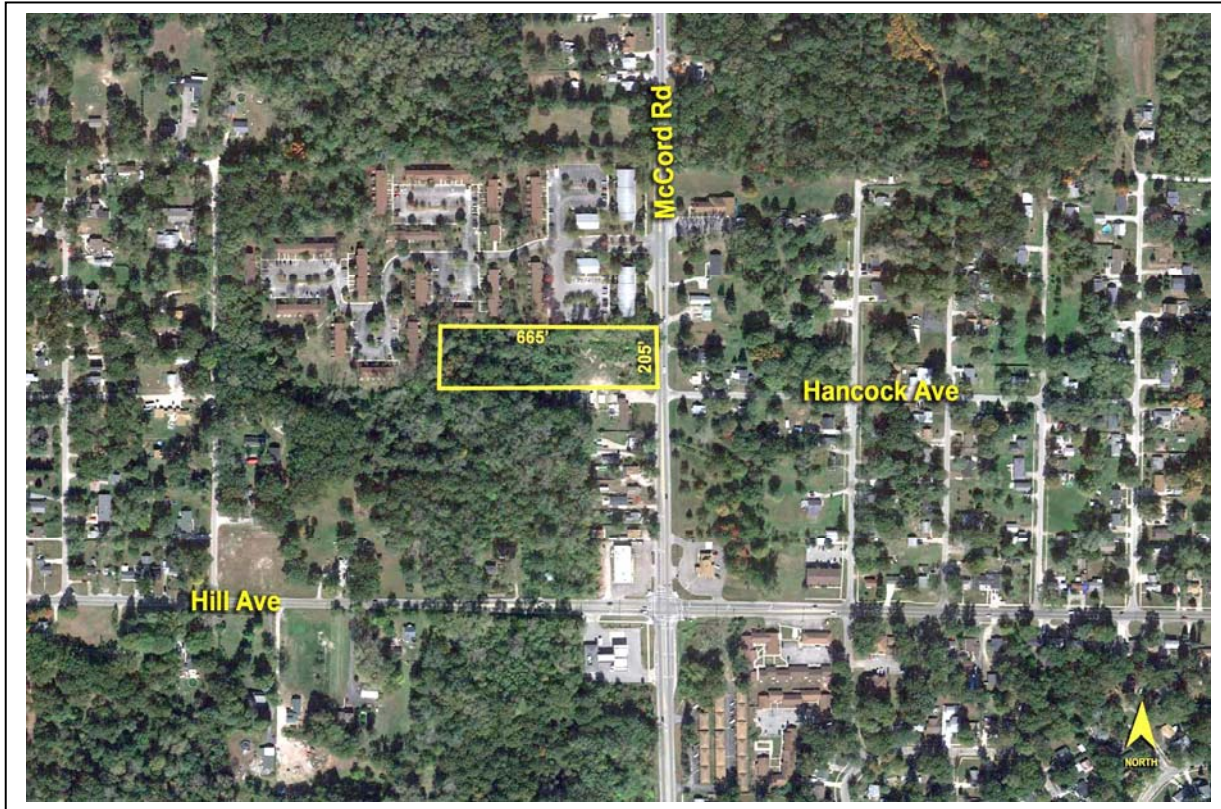


SIGNATURE ASSOCIATES
THE TEAM No Signature. No Results.
INDEPENDENTLY OWNED AND OPERATED

Four SeaGate
Suite 608
Toledo, Ohio 43604

VACANT LAND FOR SALE
151 McCORD ROAD
TOLEDO, OH 43615

PRICE: \$75,000



Property Description:

Acreage: 3

Dimensions: 208' x 665'

Closest Cross Street: Hill Avenue

County: Lucas

Zoning: MX (Mixed Zone parcel)

Easements: Of record

Curb Cuts: No

Topography: Flat

Survey Available: No

Environmental Report Available: No

Drainage: Good

Improvements: No

Restrictions: Per zoning

Sign on Property: Yes

Adjacent Land:

North: Multi-family

South: Residential/Vacant land

East: Residential

West: Multi-family

For more information contact 419-249-7070

Ken Marciniak, SIOR 419-249-6302

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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.



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Utilities:

Electric: Toledo Edison

Gas: Columbia Gas

Water: City of Toledo

Sanitary Sewer: City of Toledo

Storm Sewer: City of Toledo

Real Estate Taxes as of 2012:

TD: 65

Parcel: 00107

Assessor Number: 28-012-131

Total Annual Taxes: \$1,312.76

Remarks:

- Nice parcel for development.

Demographics:

1 mile radius:

Population – 7,163

Average HH Income – \$59,120

3 mile radius:

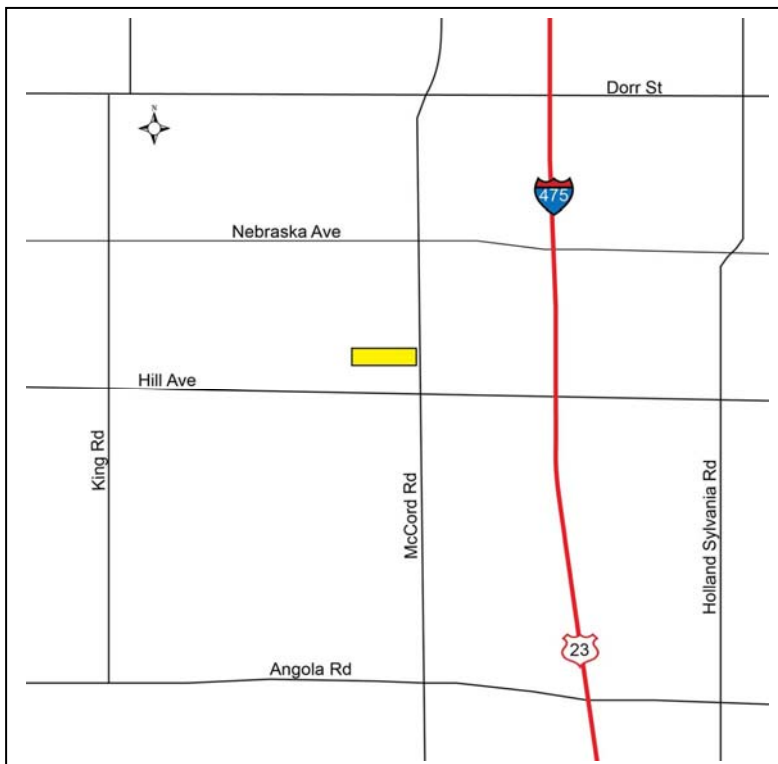
Population – 55,952

Average HH Income – \$61,561

5 mile radius:

Population – 134,342

Average HH Income – \$69,475



Traffic Counts as of 2011:

McCord Road – 12,000 vehicles per day.

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