



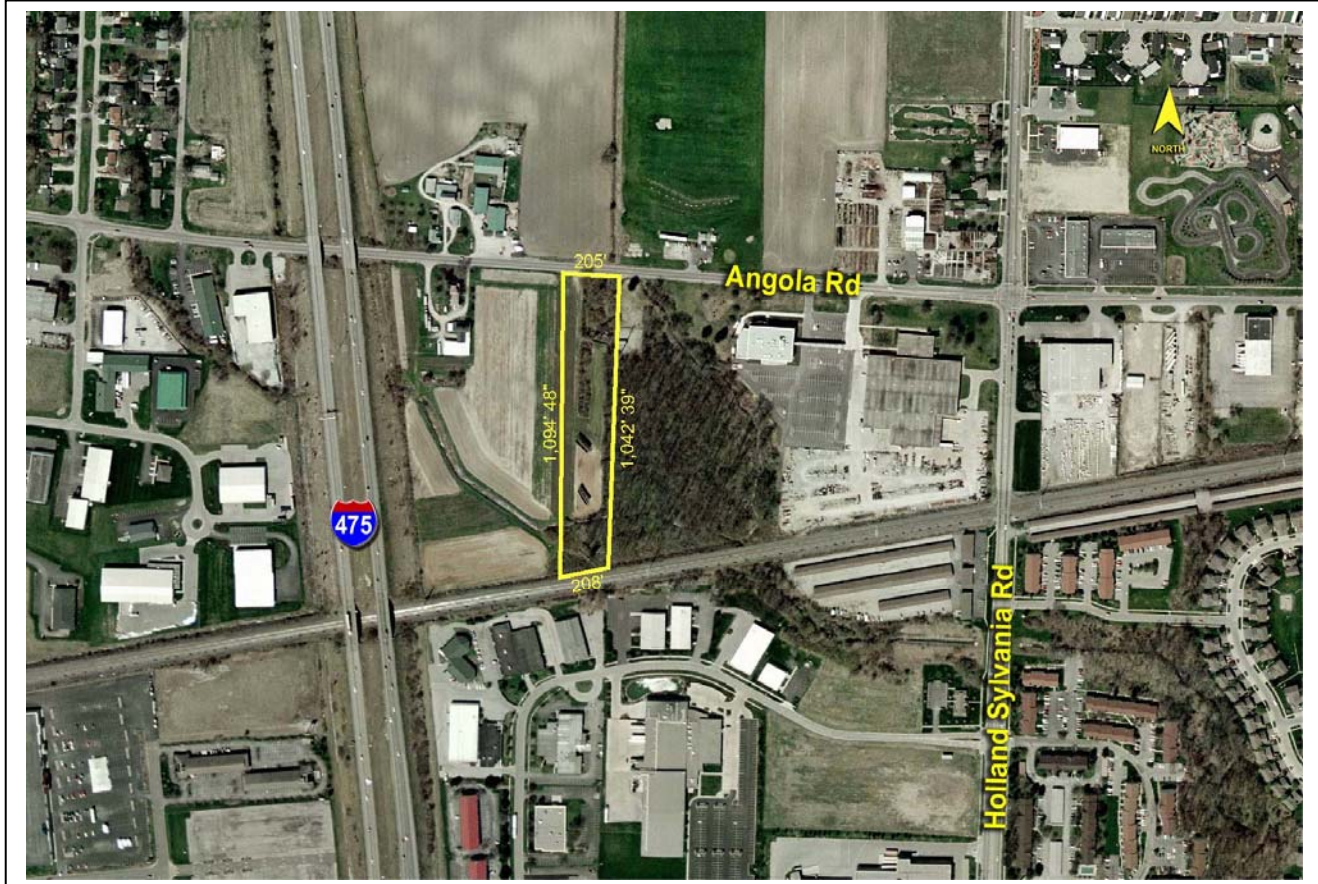
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Commercial Real Estate
Brokers/Advisors
Property Managers
Consultants

Four SeaGate, Suite 608, Toledo, OH 43604

**VACANT LAND FOR SALE
6203 ANGOLA ROAD
HOLLAND, OH 43528
(SPRINGFIELD TOWNSHIP)**

PRICE: \$225,000



Property Description:

Acreage: 5

Dimensions: Approximately 205' x 1,094.48'

Closest Cross Street: Holland Sylvania

County: Lucas

Zoning: M-3 and R-1 (205' x 200')

Easements: Of record

Curb Cuts: As needed

Topography: Flat

Survey Available: Yes

Soil Test Available: No

Drainage: Good (Ditch #352)

Improvements: None

Restrictions: Of record

Sign on Property: Yes

www.signatureassociates.com

For more information contact 419-249-7070

Keenan Fields 419-249-6311

kfields@signatureassociates.com

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.



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Commercial Real Estate
Brokers/Advisors
Property Managers
Consultants

Four SeaGate, Suite 608, Toledo, OH 43604

VACANT LAND FOR SALE – 5 ACRES

**6203 ANGOLA ROAD
HOLLAND, OH 43528
(SPRINGFIELD TOWNSHIP)**



Remarks:

- Good visibility from I-475/US-23.
- Minutes from Airport Highway/I-475 US-23 interchange.
- Adjacent to Toledo Edison Service Center.
- Billboard sign on property generates \$1,000 per year income.
- Springfield Township Master Plan calls for this area on the south side of Angola to be General Commercial.

Utilities:

Electric: Toledo Edison

Gas: Columbia Gas

Water: 24" main trunk line

Sanitary Sewer: 8" just east at Toledo Edison Service Center

Storm Sewer: 12" on south side of Angola

Adjacent Land:

North: General Commercial C-2

South: General Commercial C-2

East: M-3 Heavy Industrial and R-1 Single Family

West: M-3 Heavy Industrial and R-1 Single Family

Real Estate Taxes as of 2014:

TD: 65

Parcel: 12781

Assessor Number: 28-007-007

Total Annual Taxes: \$4,003.70

For more information contact 419-249-7070

Keenan Fields 419-249-6311

kfields@signatureassociates.com

www.signatureassociates.com

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.