

6203 ANGOLA ROAD
HOLLAND, OH 43528
(SPRINGFIELD TOWNSHIP)

VACANT LAND FOR SALE
5 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

REDUCED PRICE



GENERAL INFORMATION

Price:	\$175,000
Acreage:	5
Dimensions:	Approximately 205' x 1,094.48'
Closest Cross Street:	Holland Sylvania Road
County:	Lucas
Zoning:	M-3 and R-1 (205' x 200')
Easements:	Of record
Curb Cuts:	As needed
Topography:	Flat
Survey Available:	Yes



For more information, please contact:

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

6203 Angola Road, Holland, OH 43528

Vacant Land For Sale

5
Acres
AVAILABLE

PROPERTY DESCRIPTION

Drainage: Good (Ditch #352)

Improvements: None

Restrictions: Of record

Sign on Property: Yes

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

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

2016 REAL ESTATE TAXES

TD: 65

Parcel: 12781

Assessor Number: 28-007-007

Total Taxes: \$4,279.28

Comments:

- 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.

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