

19109 US ROUTE 6
WESTON TOWNSHIP, OH 43569

VACANT LAND FOR SALE
9.82 Acres Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

INDUSTRIAL OUTDOOR STORAGE



GENERAL INFORMATION

Price:	\$295,000
Acreage:	9.82
Closest Cross Street:	Range Line Road
County:	Wood
Zoning:	399 – Other Industrial Structures
Curb Cuts:	2
Topography:	Flat crushed stone, partially wooded
Survey Available:	On file



For more information, please contact:

ZACK LIBER
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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

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PROPERTY DESCRIPTION

Drainage: Ditch on East side of property

Restrictions: Per zoning

Sign on Property: Yes

Adjacent Land

North: Farmland

South: Farmland

East: Farmland

West: Residential

DEMOGRAPHICS

POPULATION

MED. HH INCOME

1 MILE 130 \$71,186

3 MILE 2,849 \$69,857

5 MILE 8,990 \$96,412

10 MILE 57,164 \$69,742

UTILITIES

Electric: On site

Gas: At street

Water: On site

Sanitary Sewer: Ditch

Storm Sewer: Ditch

2022 REAL ESTATE TAXES

Parcel Number: X77-509-250000001000
X77-509-250000002000
X77-509-250000003000
X77-509-250000004000

Total Taxes: \$1,306.23

TRAFFIC COUNTS (TWO-WAY)

5,501 US Route – 6

200 Range Line Road

9,261 I – 75 (US Route 6 - Exit Ramp)

Comments:

- 1,000 sf industrial shop on site.
- Unincorporated city, Weston Township. Possible municipal tax benefits to Township residents.
- Strategically located 2 miles from Wood County Landfill.
- Less than 6 miles to I-75 on/off ramp and the city of Bowling Green.
- Billboard on site pays \$1,000 per year. Current remaining lease term is 4 years.

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Looking South



Looking North



Looking West



Looking East

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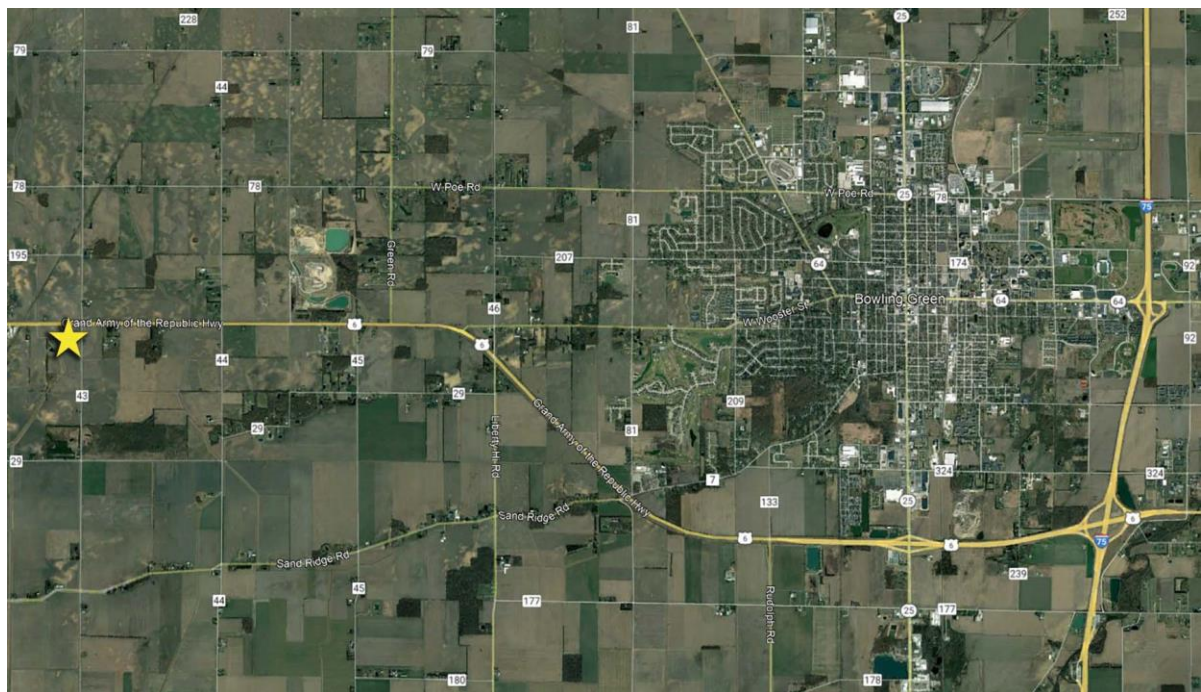
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