

2901 N. BERKEY SOUTHERN ROAD
SWANTON (RICHFIELD TWP), OH 43558

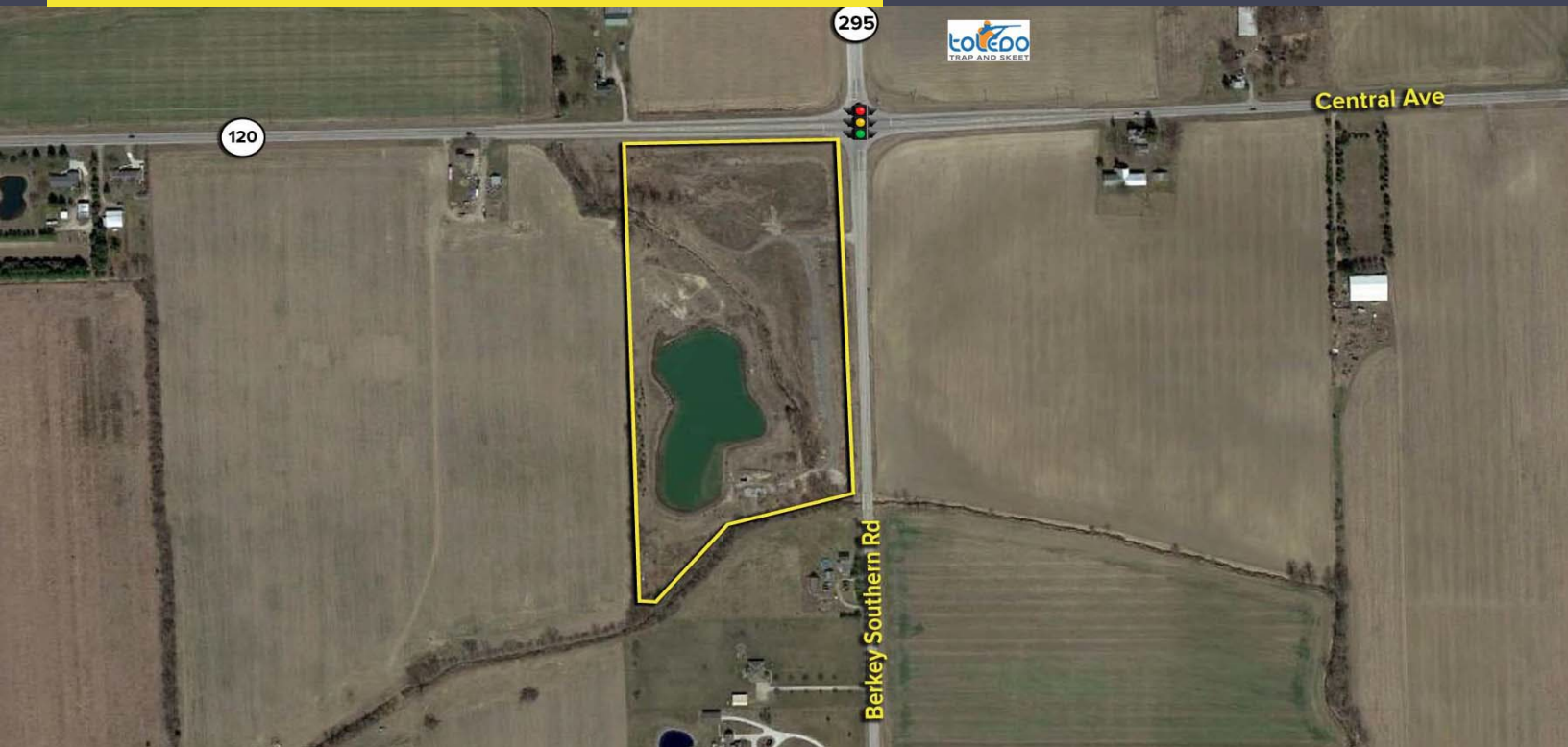
VACANT LAND FOR SALE
20.36 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

VACANT LAND



GENERAL INFORMATION

Price:	\$1,500,000
Acreage:	20.36 acres
Dimensions:	Irregular
Closest Cross Street:	Central Avenue (SWC @ Berkey Southern)
County:	Lucas
Zoning:	AR – Agricultural/Residential
Easements:	Of record
Curb Cuts:	One
Topography:	Rolling
Survey Available:	No
Environmental Report:	No



*all specs per Lucas County Auditor

For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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2901 N. Berkey Southern Road, Swanton, OH 43558

Vacant Land For Sale

20.36
Acres
AVAILABLE

PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Ditch & creek catch basin
Improvements:	24'x60' concrete bunker/basement
Restrictions:	Per zoning
Sign on Property:	Yes
Adjacent Land	
North:	Agricultural
South:	Residential
East:	Agricultural
West:	Agricultural

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	64	\$83,640
3 MILE	2,073	\$81,078
5 MILE	13,618	\$95,396

UTILITIES

Electric:	Toledo Edison (at street)
Gas:	Propane
Water:	No
Sanitary Sewer:	No
Storm Sewer:	No

2025 REAL ESTATE TAXES

TD:	57
Parcel Number:	30231
Assessor Number:	26014001
Total Taxes:	\$1,023.64

TRAFFIC COUNTS (TWO-WAY)

BERKEY SOUTHERN RD	947 (2020)
CENTRAL AVE	6,202 (2020)

Comments:

- Approximately 3+-acre pond.
- 24'x60' concrete and steel bunker/walk out basement.
- 450' deep, 8" well. Reportedly gas, but not verified.
- Access roads constructed of asphalt grindings under gravel.

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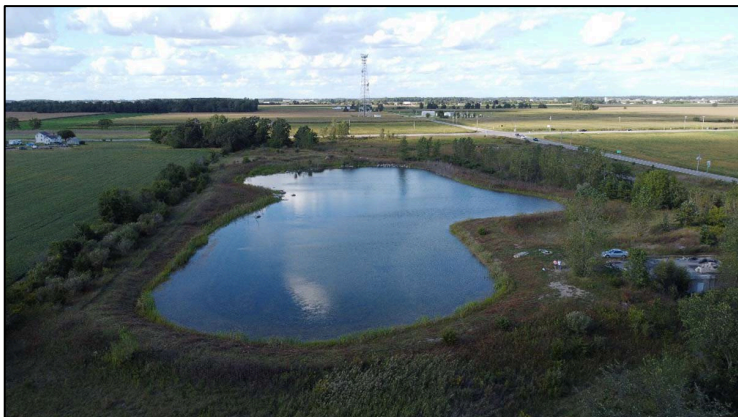
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Access path



Bunker/basement



Bunker/basement entrance

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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.