

0 CAPLE BOULEVARD
NORTHWOOD, OH 43619

VACANT LAND FOR SALE
5.72 Acres Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$60,000 per acre
Acreage:	5.72
Dimensions:	Irregular
Closest Cross Street:	Innovative Drive
County:	Wood
Zoning:	M-1
Easements:	Of record
Curb Cuts:	As needed
Topography:	Flat
Survey Available:	Yes



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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PROPERTY DESCRIPTION	
Drainage:	Good
Improvements:	None
Restrictions:	Of record
Sign on Property:	Yes
Adjacent Land	
North:	Industrial
South:	Vacant land
East:	Industrial
West:	Vacant land

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Rossford
Sanitary Sewer:	Northwestern Water & Sewer District
Storm Sewer:	City of Rossford

2025 REAL ESTATE TAXES	
Parcel:	M51-300-2400-01003000
Total Annual Taxes:	\$5,035.30
Land Valuation:	\$205,900

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	1,420	\$66,589
3 MILE	43,234	\$44,349
5 MILE	141,781	\$44,313

Comments:

- Located in Access Pointe.
- Located within a pre-1994 Community Reinvestment Area and an Enterprise Zone.

For more information, please contact:

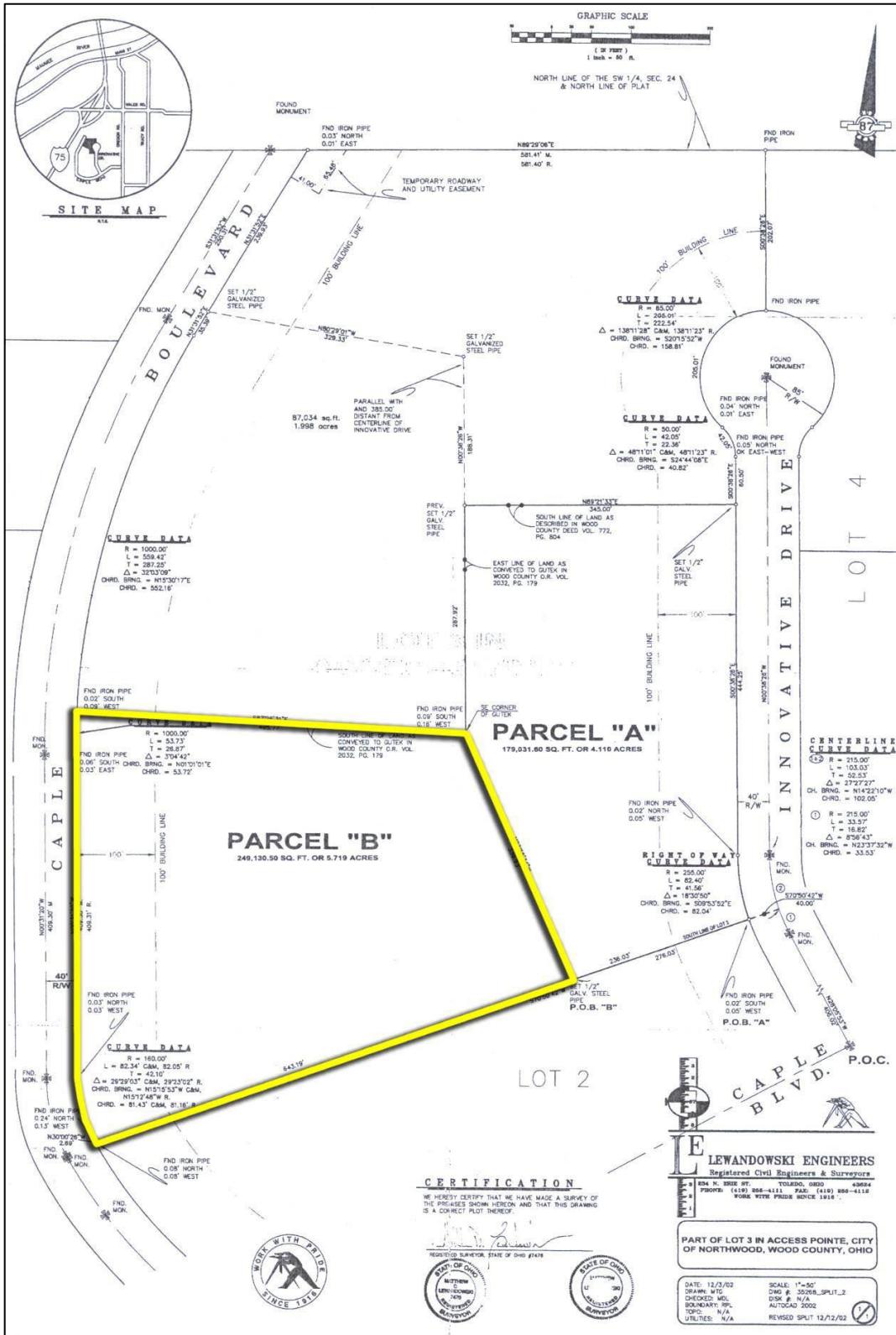
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