

6203 ANGOLA ROAD
HOLLAND, OH 43528
(SPRINGFIELD TOWNSHIP)

VACANT LAND FOR SALE
5 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE/BUSINESS PARK/LT. INDUSTRIAL USE



GENERAL INFORMATION

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



For more information, please contact:

GERMANO BRESSAN, CCIM
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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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/golf driving range
South:	Railroad & Commerce Executive Park/General Commercial C-2
East:	Toledo Edison Operations Center & cell tower
West:	Agricultural/RA suburban residential & M-3 heavy industrial

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

2025 REAL ESTATE TAXES	
TD:	65
Parcel Number:	12781
Assessor Number:	28-007-007
Total Annual Taxes:	
\$3,433.52	

Comments:

- Good visibility from I-475/US-23
- Minutes from Airport Highway I-475/US-23 interchange
- Adjacent to Toledo Edison Service/Operations Center
- Billboard sign on property generates income of \$3,300 per year
- The 2020 Springfield Township Community master plan recommends this area for office/business park/light industrial uses.

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