

27536 SIMMONS ROAD
ROSSFORD, OH 43460

VACANT LAND FOR SALE
5.0 Acres



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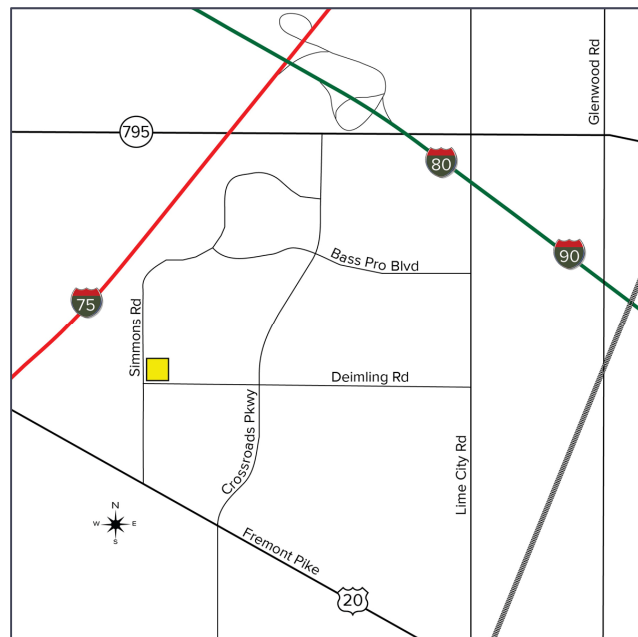
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$500,000
Acreage:	5.0
Dimensions:	467' x 467'
Closest Cross Street:	Deimling Road
County:	Wood
Zoning:	Single Family Dwelling
Easements:	Of record
Curb Cuts:	1
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

GERMANO BRESSAN
(419) 249 6309
gbressan@signatureassociates.com

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

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AVAILABLE

PROPERTY DESCRIPTION

Environmental Report: No

Drainage: Good

Improvements: Barn & house

Restrictions: None

Sign on Property: Yes

Adjacent Land

North: Bass Pro

South: Indoor Soccer Dome

East: Bass Pro Storage Area

West: Church

UTILITIES

Electric: Toledo Edison

Gas: Columbia Gas

Water: Well

Sanitary Sewer: Septic

Storm Sewer: No

2019 REAL ESTATE TAXES

Parcel Number: T 68-400-040401004000

Total Taxes: \$4,436.76

TRAFFIC COUNTS (TWO-WAY)

1,133 Simmons Road (2018)

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,502	\$72,161
3 MILE	26,166	\$77,203
5 MILE	79,586	\$71,313

Comments:

- Located in a growth corridor of Rossford with a new multi-family development and proposed senior housing across the street, along with a 2.8 million Amazon fulfillment center, that is located at the intersection for Deimling Road and Crossroads Parkway.
- The current tenant is paying \$900 a month in rent.

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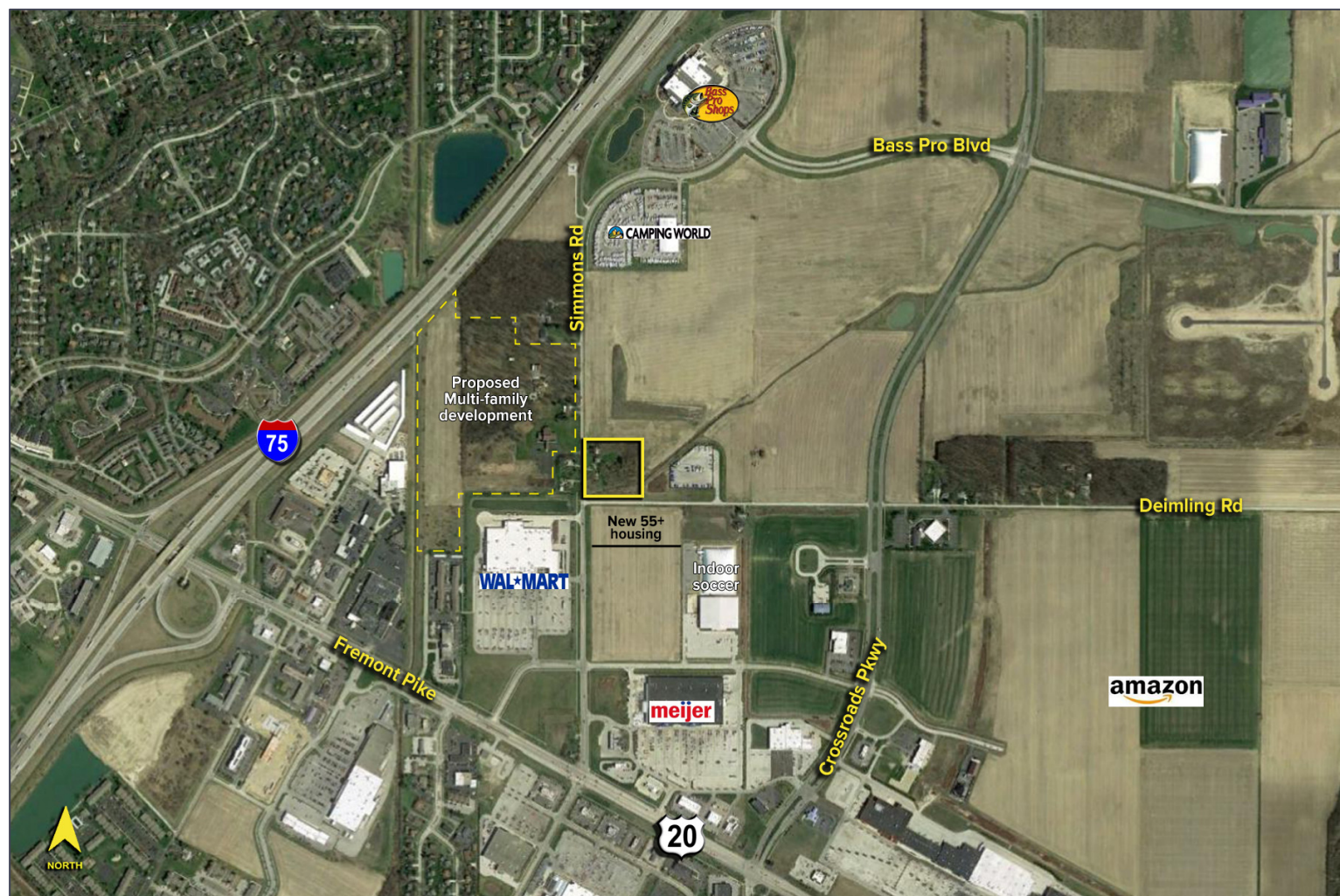
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.