

924 S. WHEELING STREET  
921 ANSONIA STREET  
OREGON, OH 43616

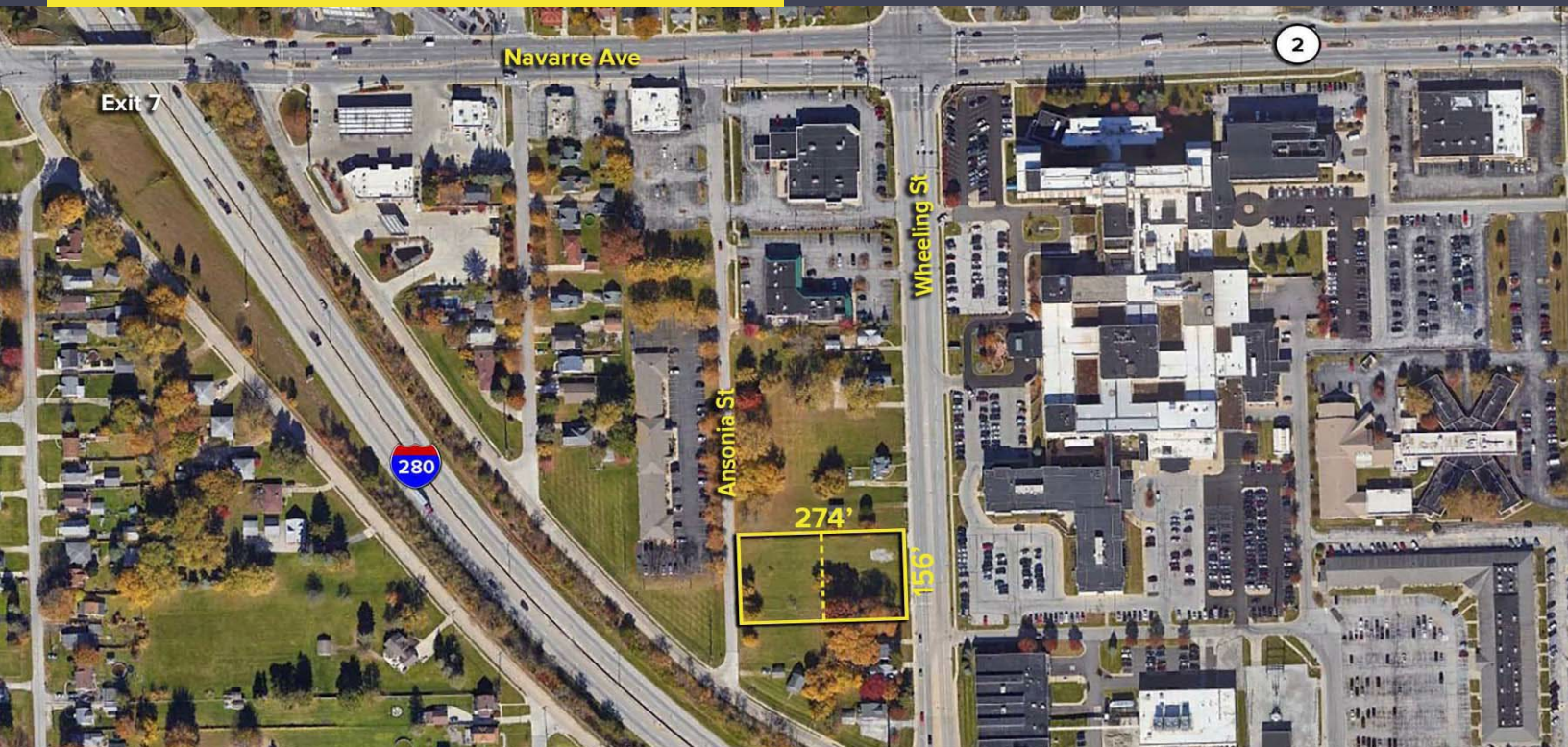
VACANT LAND FOR SALE  
0.98 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

|                       |                                                                        |
|-----------------------|------------------------------------------------------------------------|
| Price:                | \$299,000                                                              |
| Acreage:              | 0.98 acres                                                             |
| Dimensions:           | 156' x 274'                                                            |
| Closest Cross Street: | Navarre Avenue                                                         |
| County:               | Lucas                                                                  |
| Zoning:               | C-4                                                                    |
| Easements:            | Of record                                                              |
| Curb Cuts:            | 1 on Wheeling, 1 on Ansonia<br>(subject to City of Oregon<br>approval) |
| Topography:           | Flat                                                                   |
| Survey Available:     | No                                                                     |



For more information, please contact:

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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.

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| PROPERTY DESCRIPTION  |                      |                |
|-----------------------|----------------------|----------------|
| Environmental Report: | No                   |                |
| Drainage:             | Street               |                |
| Improvements:         | None                 |                |
| Restrictions:         | Per code             |                |
| Sign on Property:     | Yes                  |                |
|                       |                      |                |
| Adjacent Land         |                      |                |
| North:                | Future commercial    |                |
| South:                | Vacant               |                |
| East:                 | St. Charles Hospital |                |
| West:                 | Office               |                |
|                       |                      |                |
| DEMOGRAPHICS          |                      |                |
|                       | POPULATION           | MED. HH INCOME |
| 1 MILE                | 8,229                | \$62,235       |
| 3 MILE                | 53,262               | \$55,662       |
| 5 MILE                | 120,564              | \$54,243       |

| UTILITIES       |                |
|-----------------|----------------|
| Electric:       | Toledo Edison  |
| Gas:            | Columbia Gas   |
| Water:          | City of Oregon |
| Sanitary Sewer: | City of Oregon |
| Storm Sewer:    | City of Oregon |

| 2025 REAL ESTATE TAXES |                 |
|------------------------|-----------------|
| TD:                    | 44              |
| Parcel Number:         | 55137, 55384    |
| Assessor Number:       | 24-253-008, 006 |
| Total Taxes:           | \$5,434.32      |
| Valuation:             | \$129,500       |

| TRAFFIC COUNTS (TWO-WAY) |        |
|--------------------------|--------|
| NAVARRE AVE              | 28,037 |
| WHEELING ST              | 9,900  |
| I-280                    | 34,226 |

Comments:

- Superior location across from St. Charles Hospital and 0.67 miles to I-280 and ¼ mile to SR-2.
- Small parcel poised for commercial development with frontage on Wheeling Street and Ansonia Street.
- 156’ of frontage along Wheeling Street.

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