



Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

LAND FOR SALE

6810 MONCLOVA ROAD, MONCLOVA TWP., LUCAS, OHIO 43537

General Information

Location : Northwest Corner of Monclova & Strayer Rd. (unimproved), Crystal Ridge Dr.

Closest Intersection : 1 mile west of St. Rt. 24 & Monclova

City : Monclova Township

County : Lucas

State : Ohio

Zoned : C-1, Neighborhood Commercial

Acresage : 4.65

Buildings: Barn

Price Details

Price : \$250,000/Acre

Terms : Cash

Real Estate Taxes : \$ 848.74/half

Utilities

N. Gas : Available.

Electric : Available.

Water : Available.

Sewer: Available.

Storm: Available.

Land Information

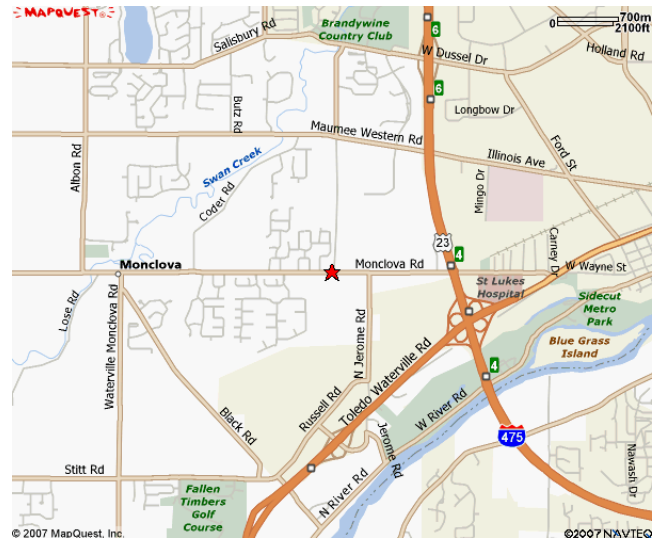
Frontage: Monclova: 450' +/-
Strayer: 450' +/-

Splits Available: Approval of owner

Dimensions: Irregular

Comments

- Excellent development property with extensive frontage on Monclova Rd.
- Minutes from **Mall at Fallen Timbers**, St. Luke's Hospital, Rail to Trails Metropark
- Anthony Wayne school district
- Utilities available
- Monclova Township tax advantages
- Rapidly growing residential district

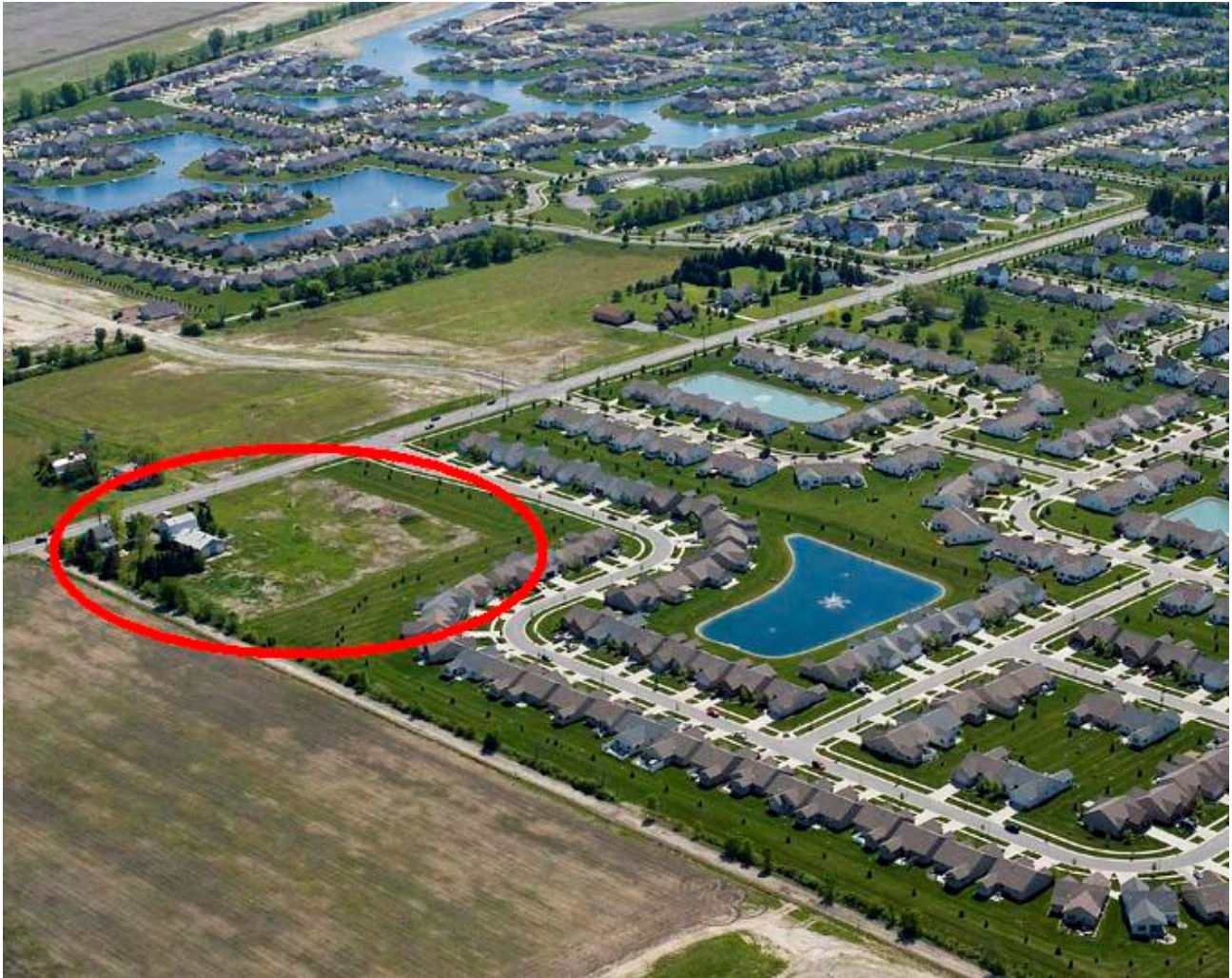


For More Information, Contact:
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