



# Miller Diversified Realty Corporation

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

## BUILDING/LOT FOR SALE

7831 W. SYLVANIA AVE. SYLVANIA, LUCAS COUNTY, OHIO 43560

### General Information

**Location :** Northeast corner of Sylvania & Silica  
**Closest Intersection :** West of Sylvania & King  
**Township:** Sylvania  
**County :** Lucas  
**State :** Ohio  
**Zoned :** M-3 Industrial  
**Acreage :** 2.47 +/- Acres  
**Buildings:** Yes  
**School District:** Sylvania

### Price Details

**Price :** \$390,000  
**Terms :** Cash/Conventional  
**Real Estate Taxes :** \$4,282.07/half

### Utilities

**Natural Gas :** Available  
**Electric :** Available  
**Water :** 16" on South side of Sylvania  
**Sewer:** Available – City or County  
**Storm:** 54" North side of Sylvania

### Land Information

**Frontage:** 178' on Sylvania, 665' on Silica  
**Splits Available:** Approval of owner  
**Dimensions:** Irregular

### BUILDING INFORMATION

**Gross building area:** 11,664  
**Primary Structure Built:** 1968  
**Building construction:** Block with wood truss and asphalt shingle, Metal pole barn with metal roof.



### Comments

- **LONG TERM CELL TOWER LEASE INCLUDED - \$991.87/Mo.**
- Excellent corner location in high growth area
- Many possible uses including auto fuel service station, warehousing and manufacturing.

For More Information, Contact:

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