

## Property for Sale

### Location:

Street Address: 3567 Libbey Road & I-80/90

City/State: Perrysburg, Ohio

County: Wood

### Property Information:

Lot 1: Property Size: Frontage: 264' Depth: 317' Acres: 2.75

Building: Yes  No

Size of Building: 64' x 44'

Zoned: Commercial

Environmental Status: Fully Remediated

### Access to:

City Water: Yes  No  Sewer: Yes  No  Gas: Yes  No  Electricity: Yes  No

### Market Area:

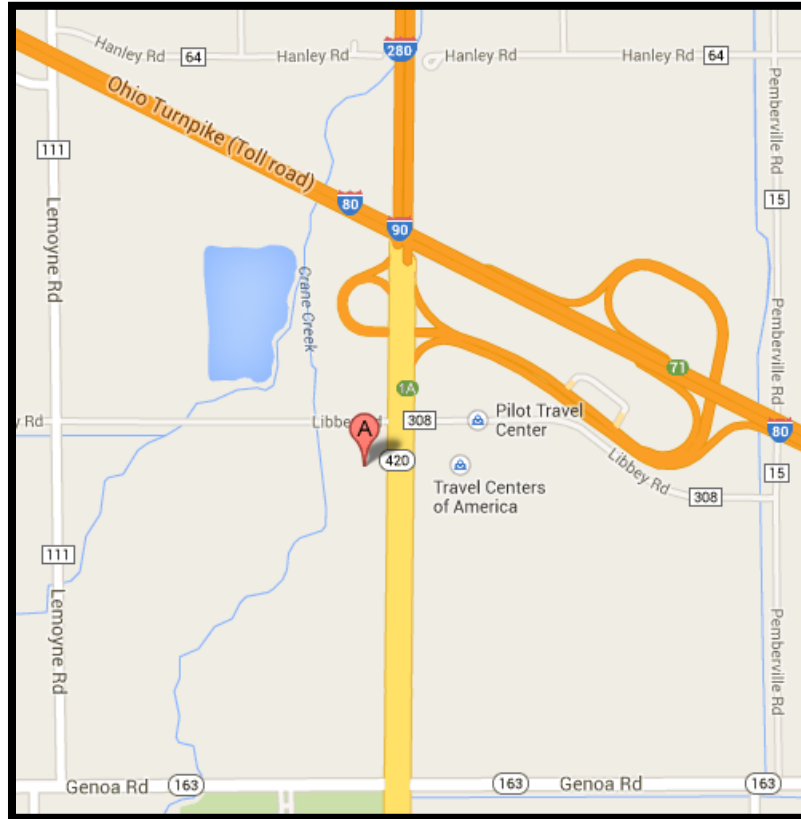
Adjoining Owners/Uses: West – Parking lot, South – Abandoned lot/Construction storage, North – Family owned diner

### ASKING PRICE:

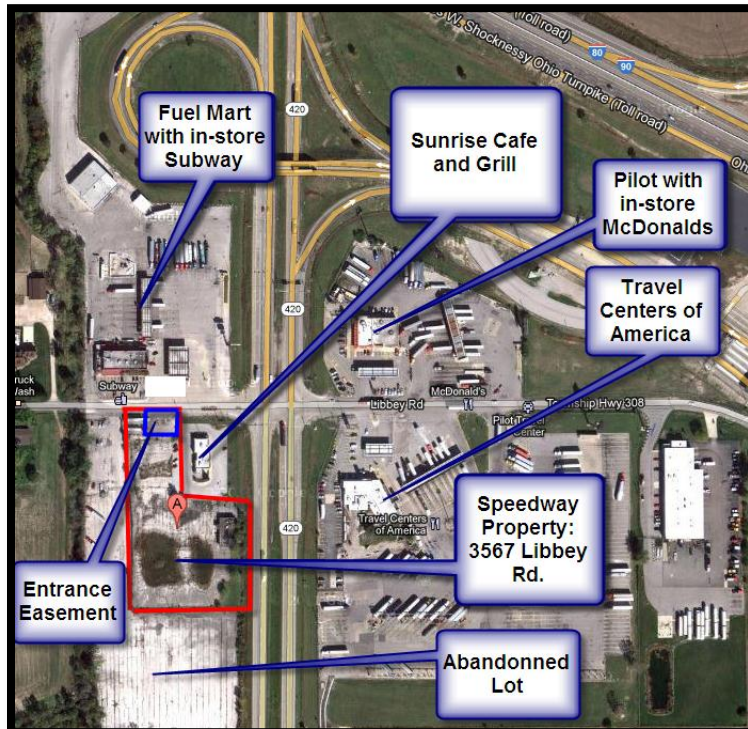
**Lot 1 (2.75 Acres): \$325,000**

Additional Property Detail: The corners of the nearby intersection house a Pilot/McDonalds, Travel America, and a Fuel Mart/Subway.

## PROXIMITY MAP



## PROPERTY DIAGRAM



Information deemed to be correct – accuracy not warranted

**PHOTOS OF PROPERTY**

