



PICKARD

COMMERCIAL GROUP

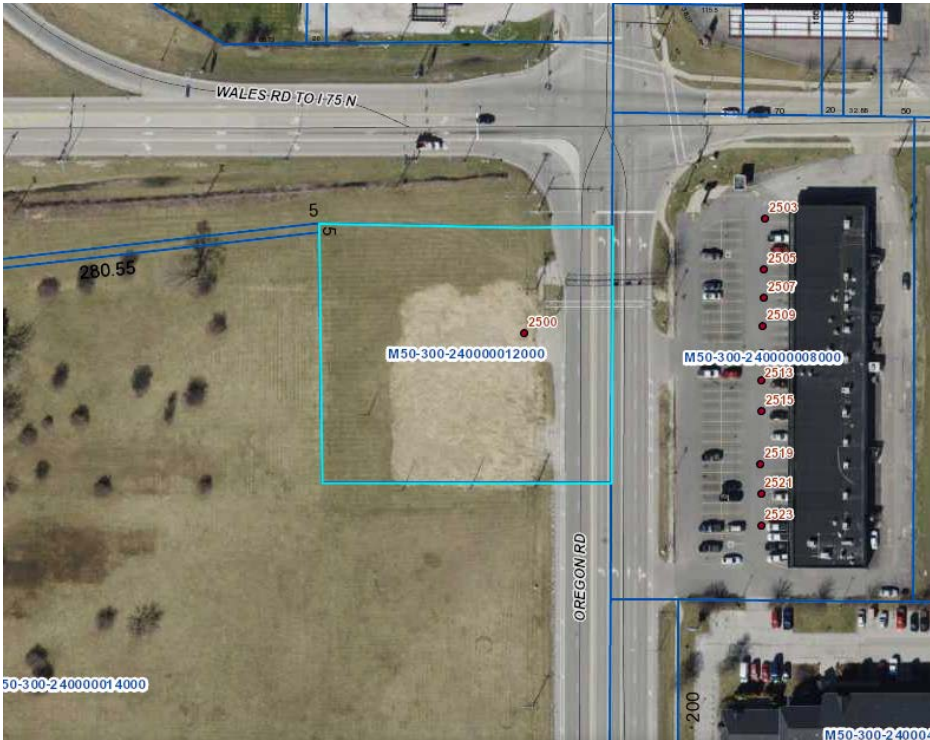
COMPREHENSIVE COMMERCIAL
REAL ESTATE SERVICES

FOR SALE

2500 OREGON RD, NORTHWOOD, OH 43619

✔ For More Information Email:

Margaret Slesnick, Sales Associate | mslesnick@pickardcommercial.com
Jim Pickard, President | jpickard@pickardcommercial.com



Commercial/Development Land available in Northwood, Wood County



Excellent
Location

Adjacent to I-75 North Interchange.
Intersection of Oregon Rd and Wales Rd

SALE PRICE

\$275,000

PROPERTY DETAILS

1 Acre
Commercially Zoned

FEATURES

- Development Opportunity
- Former Speedway Gas Station + Convenience Store
- Environmental NFA Issued
- Deed Restriction - Cannot be same as former use
- 2 Minutes Away from Owens Community College
- 12 Minutes from Downtown Toledo
- 30 Minutes to Bowling Green
- Job Creating Tax Incentives Possible for Qualified Employers
- Neighborhood - Northwood E175 Wales + Buck



PICKARD

COMMERCIAL GROUP

COMPREHENSIVE COMMERCIAL
REAL ESTATE SERVICES

FOR SALE

2500 OREGON RD, NORTHWOOD, OH 43619

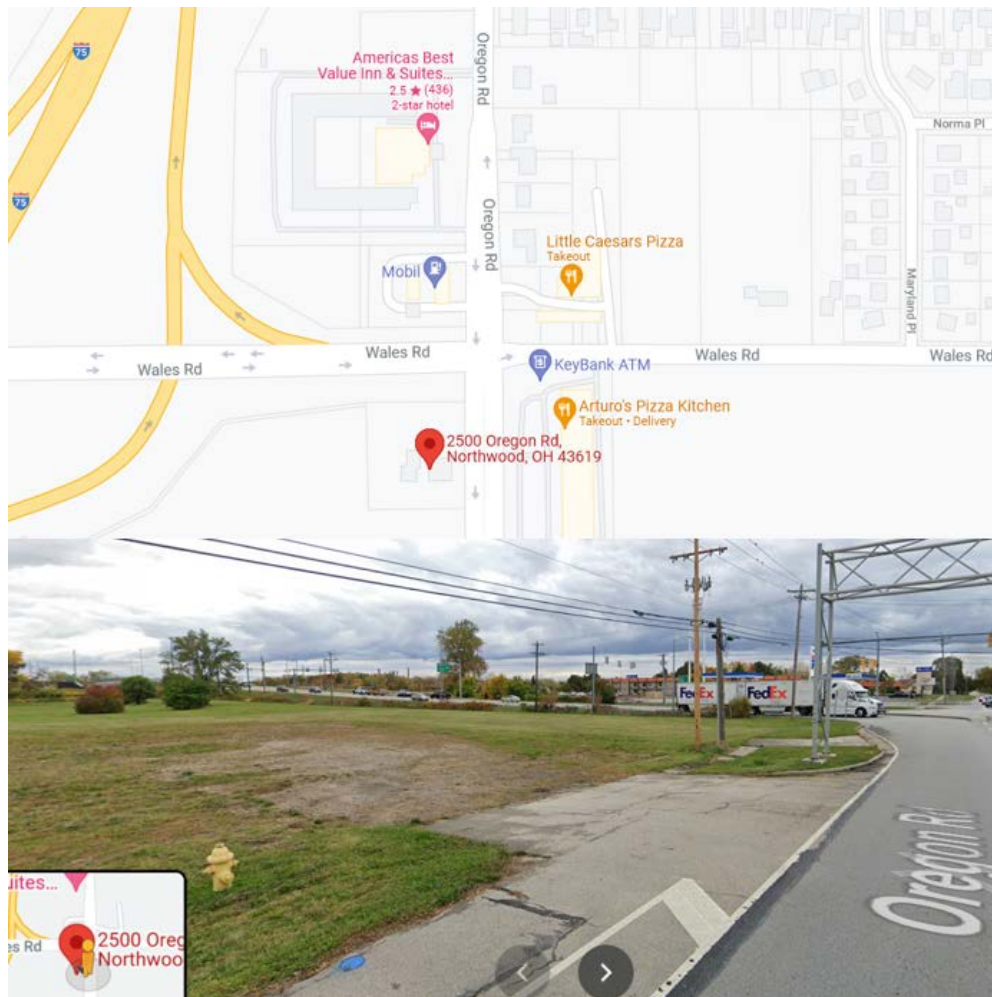


For More Information Email:

Margaret Slesnick, Sales Associate | mslesnick@pickardcommercial.com

Jim Pickard, President | jpickard@pickardcommercial.com

MAP



Excellent Corner Location



PICKARD

COMMERCIAL GROUP

COMPREHENSIVE COMMERCIAL
REAL ESTATE SERVICES

FOR SALE

2500 OREGON RD, NORTHWOOD, OH 43619

 **For More Information Email:**

Margaret Slesnick, Sales Associate | mslesnick@pickardcommercial.com
Jim Pickard, President | jpickard@pickardcommercial.com

Property Type: Commercial/Development LAND

County: Wood | Location:

SITE INFORMATION BUILDING INFORMATION SALES INFORMATION

Acres: 1+
Frontage:
Lot Dimensions: 175 x 250
Zoning: C - Commercial
Gas: Yes
Sewer: Yes
Water: Yes
Electric: Yes
Topography:
Survey Available:
Interchange: I-75
Distance:
Bus Line:
Traffic Count:
Rail:
Rail Name:
Restrictions: Deed Restriction
H&B Use:

Year Built:
Year Renovated:
Sq. Ft. Gross Bld:
Minimum Divisible:
Maximum Contiguous:
Sq. Ft. Per Floor:
Elevators & Types:
Sprinklers:
Ceiling Height:
Docks:
Drive In Doors & Size:

Office Space:
Air Conditioning:
Heat Type:
Power Available:
Previous Use:
Parking Spaces:
Unit/Bay Size:
Plans Available:
Construction Type:
Est. Floor Load:
Crane:
Misc:

Price: \$275,000
Price Per Sq. Ft:
Taxes: \$5,228.29/half
Assessments:
Equity:
Gross Income:
Expenses:
Curr.Occupancy:
Financing:

The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.