

# Client Detail Report

Listings as of 01/26/11 at 4:23pm

<b>Active 01/11/11</b>	<b>Listing # 20110169</b>	<b>6511 Milan Sandusky, OH 44870</b>	<b>Listing Price: \$595,000</b>
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<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	Land,Comm
<b>Area</b>	Perkins	<b>Township</b>	Perkins
<b>Parcel ID</b>	3204790000	<b>Price/Acre</b>	\$148,120.49
		<b>Lot Sq Ft (approx)</b>	174981
		<b>Lot Acres (approx)</b>	4.017

[See Additional Pictures](#)

**School System** Perkins

**Directions** On Route 250: North of Kalahari, South of Bogart Road on West side of Rte 250.

**Marketing Remark** 4.017 Acres along Sandusky's main thoroughfare - State Route 250, less than one mile south of State Route 2. This site offers 262 feet of Rte 250 frontage by America's largest indoor waterpark - Kalahari. It is prime for development with access to all major utilities, immediately south of Sandusky's main shopping hub, and close access to State Route 2 and Ohio Turnpike. Land is adjacent to NASA Plum Brook Station in a high traffic area used as the main access to Cedar Point Amusement Park.

<b>Zoning</b>	685- church; public worship	<b>Lot Dimensions</b>	262Ft X 776 Ft X 441Ft X 690 ft.
<b>Frontage</b>	262 Ft	<b>Flood Plain</b>	Unknown
<b>Soil Erosion</b>	Unknown		
<b>Utilities</b>			
<b>Water</b>	Yes	<b>Gas</b>	Yes
<b>Sewer</b>	Yes	<b>Electric</b>	Yes
<b>Financial Information</b>		<b>Tax Year</b>	2010
<b>1/2 Year Taxes</b>	Currently Exempt		
<b>Possession</b>	At Closing		

**Presented By:**

**Edmond A Hoty**

**Edmond Hoty Real Estate**

Primary: 419-433-1144  
Secondary:  
Other: 419-656-0602

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U.S. Patent 6,910,045

