



## 0 BERLIN STATION, DELAWARE, OHIO

**LIST PRICE: \$199,900**



### Property Features:

- Residential Land for Sale
- 2.05 Acreage
- Large Corner Lot
- Ready for Residential Development
- Located at the Corner of Berlin Station Road and Lackey Old State Road
- Services Available are gas, electric and water

**BEST CORPORATE REAL ESTATE  
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

**Customer Full**

**Land/Farm-Residential Land**

**Status:** Active  
**List Number:** 218035010

**List Price:** \$199,900  
**Original List Price:** 199,900  
**Showing Start Date:** 09/14/2018  
**VT:**



**Parcel #:** 418-240-01-093-000  
**Addl Parcel Numbers:**  
**Previous Use:**  
**Tax District:** 05

**Traffic Count PerDay:**  
**Zoning:** Residential

**Acreage:** 2.05  
**Minimum Acreage:**  
**Minimum SF Avail:**  
**Tillable Acres:**  
**Lot Size (Front):**

**Lot Size (Side):**  
**Lot Characteristics:**  
**Max Contiguous SF Av:**  
**Road Frontage:**  
**Useable Acres:**

**# of Dwellings:**  
**Year Built:**  
**Building Sq Ft:**

**Year Remodeled:**  
**# of Buildings:**  
**Built Prior to 1978:** No  
**Possession:**

**General Information**

**Address:** 0 Berlin Station Road  
**Between Street:** Berlin Station & Lackey Old State RD  
**Subdiv/Cmplx/Comm:**  
**Dist To Intersxn:**

**Unit/Suite #:**  
**City:** Delaware  
**County:** Delaware  
**Multiple Parcels:** No

**Zip Code:** 43015  
**Corp Limit:** None  
**Township:** Berlin  
**School District:** OLENTANGY LSD 2104 DEL CO.

**Financials**

**Gross Income:** 0  
**Tax Abatement:** No  
**Taxes (Yrly):** 1,909  
**For Sale:** Yes  
**For Lease:** No  
**For Exchange:** No

**Tax Incentive:**  
**Abatement End Date:**  
**Tax Year:** 2017  
**Price Per Acre:**  
**Addl Acceptance Cond:** None Known

**Net Operating Income:** 0  
**Total Expenses:** 0  
**Assessment:**  
**Mortgage Balance:**

**Features**

**Services Available:**  
**Construction:**  
**Miscellaneous:**  
**MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

Two acres, large corner lot ready for residential development. Sewer accessible. Services available are electric, water and gas.

**Sold Info**

**Sold Date:** **DOM:** 1 **SP:**  
**Sold Non-MLS:** No  
**SrCns:** **SrAst:**

**Sold Non-MLS:** No  
**September 14, 2018**

**Prepared by:** Randy J Best

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# 0 Berlin Station Road Delaware, Ohio 43015



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