

# 1.97 Acres Polaris Area Land for Sale

543 N Cleveland Ave, Westerville, OH 43082

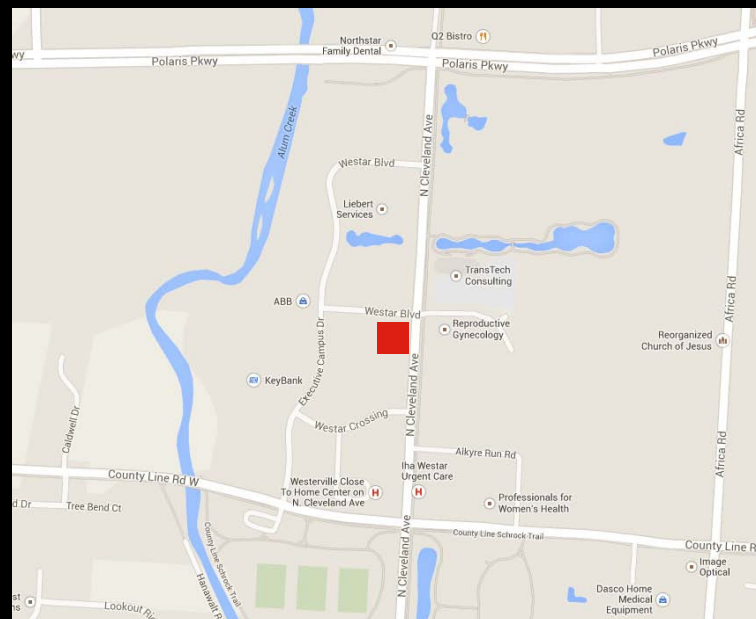


Sales Price: \$695,000

Zoning: Planned Development District

Zoning allows most uses included in Westerville's Planned Office District and Planned Community Commercial District

Delaware County Parcel:  
#318-444-01-002-002



- Signalized, highly visible and desirable corner with approx 300' frontage on Cleveland Avenue
- Utilities available to site
- Completed site improvements include curb cut, retention and drainage
- Plans have been completed and approved for a 16,000 SF commercial building
- Possible incentives from Westerville for new job creation [Link to City of Westerville](#) [Link to Demographics](#)

All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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