

PROPERTY FOR SALE

RECREATIONAL CAMP/REDEVELOPMENT OPPORTUNITY

4050 OLD U.S. 24, LIBERTY CENTER, OH 43532



ROB KELEGHAN, SIOR

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**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

IN COOPERATION WITH:

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FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP



107 ACRES LOCATED
SOUTHWEST OF
TOLEDO

ABOUT THE PROPERTY

Located approximately 17 miles from Downtown Bowling Green and approximately a one hour drive from Downtown Toledo, Camp Widewater fronts Old U.S. 24 with great access to U.S. Highway 24. The site is located across the street from the Maumee River and is accessible through public accommodations (no frontage on the river).

The improvements sit on 107.82± total acres, and the site is unique in that most of the facilities are in one large building known as Harmony Lodge. The property also includes a caretaker’s home, a maintenance building, a large parking lot, and a large field.

PROPERTY SPECIFICATIONS

ADDRESS	4050 Old U.S. 24, Liberty Center, OH 43532
PARCEL ID	30-030016.0000, 30-040002.0000, 30-040044.0000, 30-040042.0000
TOTAL ACRES	± 107.82 AC
COUNTY	Henry
CURRENT USE	Camp
PRICE	\$2,750,000

ZONING	R-1
PARKING	Grass
NUMBER OF BUILDINGS	± 4
GUEST CAPACITY	± 160
TOTAL BUILDING SF	± 27,000 SF (estimated)

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.



HARMONY LODGE

MAIN BUILDING ON PROPERTY

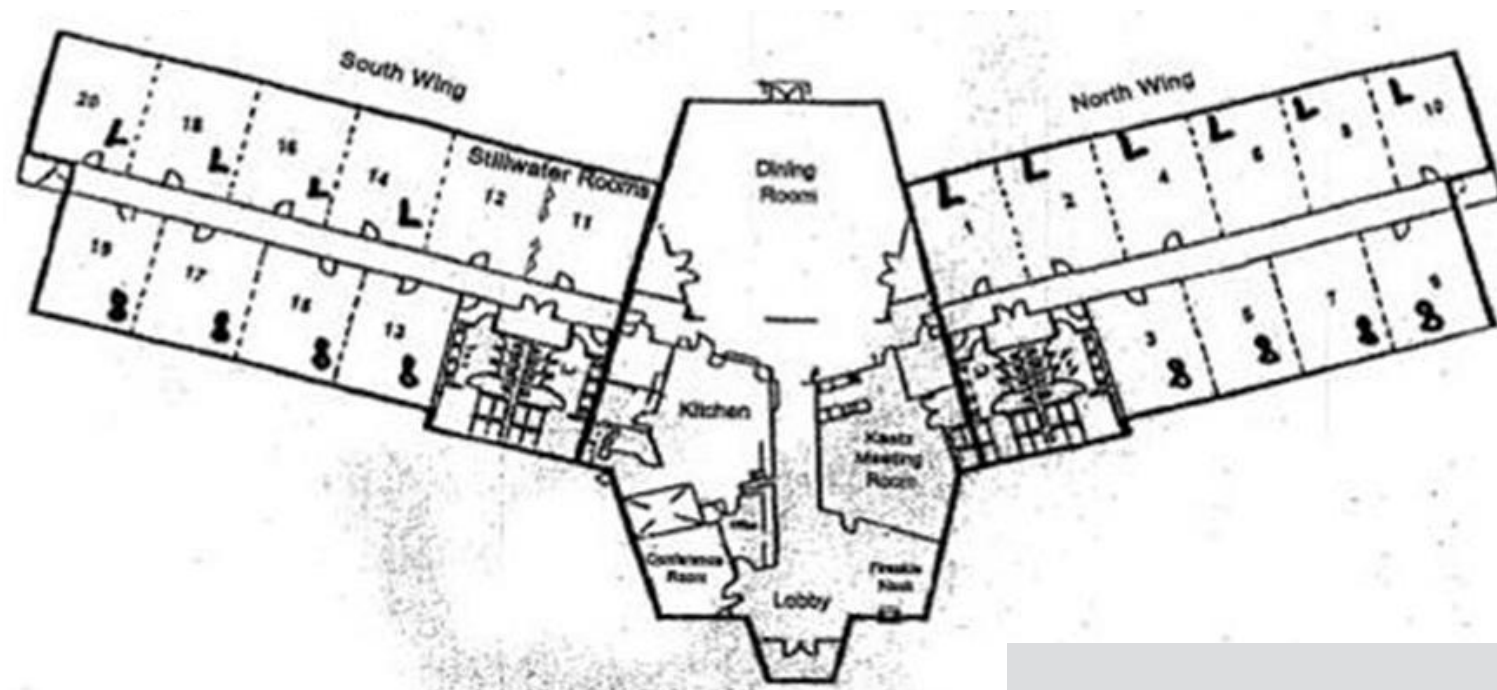
The main building on site, Harmony Lodge, is located off of Old U.S. 24 with smaller roads providing access to other parts of the property. The lodge sleeps approximately 160 people, and has four large meeting rooms, including a dining hall and a commercial kitchen. There is a large inground pool, a caretaker's home, an outdoor athletic area, fields, and a barn. Additionally, there is a large pond on the property which allows for some water activities.



KITCHEN



DINING ROOM



**FLOORPLAN OF
HARMONY LODGE**





DORM ROOMS



GAZEBO



MAINTENANCE BUILDING



CARETAKER'S HOUSE



LAKE



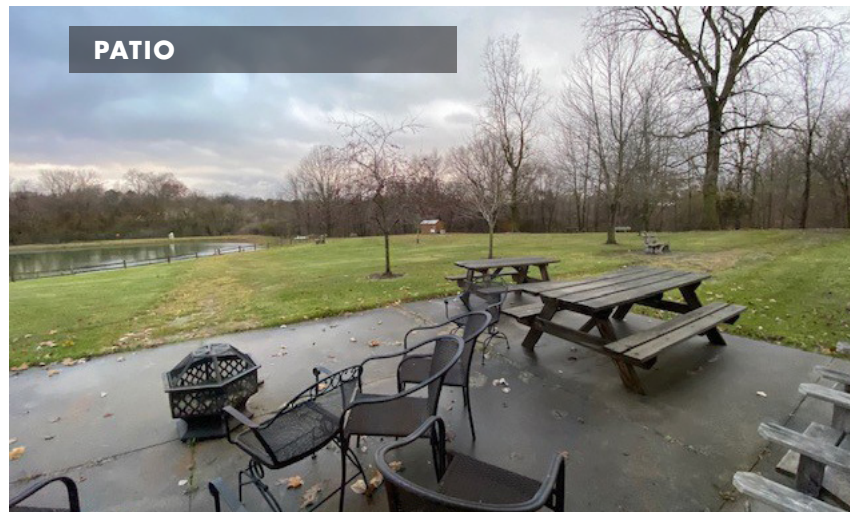
CARETAKER'S HOUSE



CARETAKER'S HOUSE



MEETING ROOM

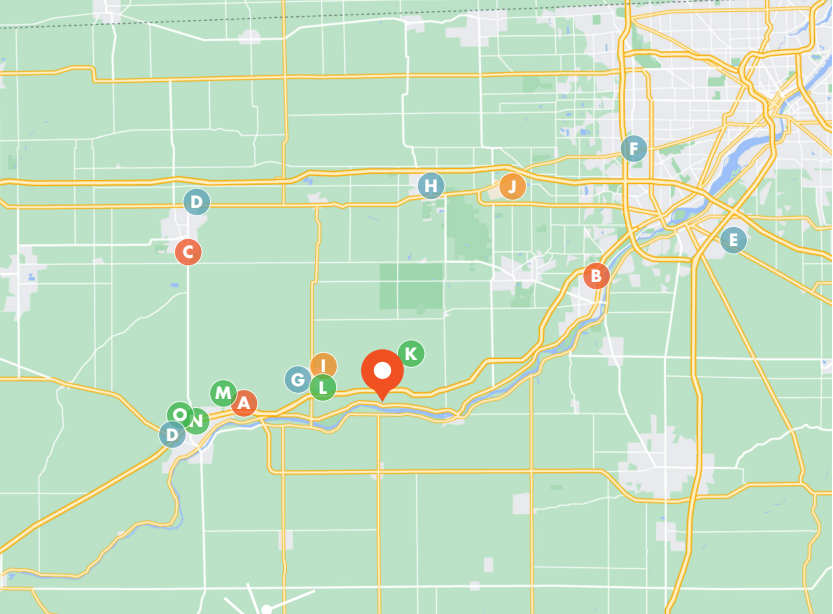


PATIO



REC FIELD

LOCATED JUST
30 MILES FROM
DOWNTOWN
TOLEDO



AMENITY MAP

EMERGENCY

- A Henry County Hospital
- B Greater Midwest Urgent Care
- C Fulton County Health Center: ER

SERVICES

- I Dave's Auto Services
- J Toledo Express Airport

RESTAURANTS

- K Log Cabin Tavern
- L Pisanello's Pizza
- M Subway
- N McDonald's
- O Dunkin'

GROCERY/ESSENTIALS

- D Walmart
- E Target
- F The Home Depot
- G Circle K
- H Kroger



ABOUT
THE AREA

Bowling Green, OH is only a half-hour drive from Camp Widewater. Bowling Green is a picturesque community with small-town charm and historical architecture. It's a great spot to enjoy memorable excursions to Lake Erie and other attractions in the Toledo area.



LAKE ERIE

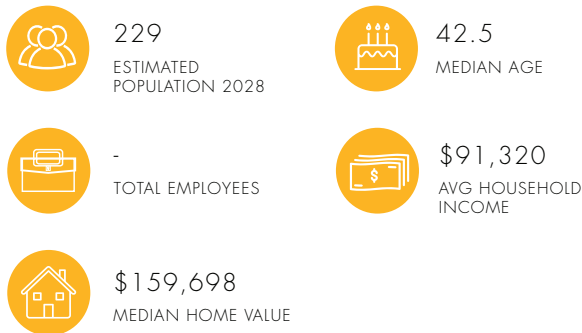
Ohio.org, photo by Dan Fiecht

DISTANCES FROM PROPERTY

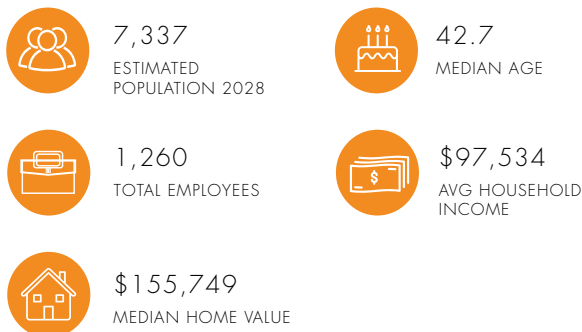
DOWNTOWN LIBERTY CENTER	5 miles / 8 mins
BOWLING GREEN STATE UNIVERSITY	18 miles / 25 mins
TOLEDO	30 miles / 35 mins
DETROIT, MI	94 miles / 1.5 hrs
CLEVELAND	135 miles / 2 hrs
COLUMBUS	149 miles / 2.5 hrs
INDIANAPOLIS, IN	195 miles / 3 hrs
CHICAGO, IL	217 miles / 4 hrs

AREA DEMOGRAPHICS

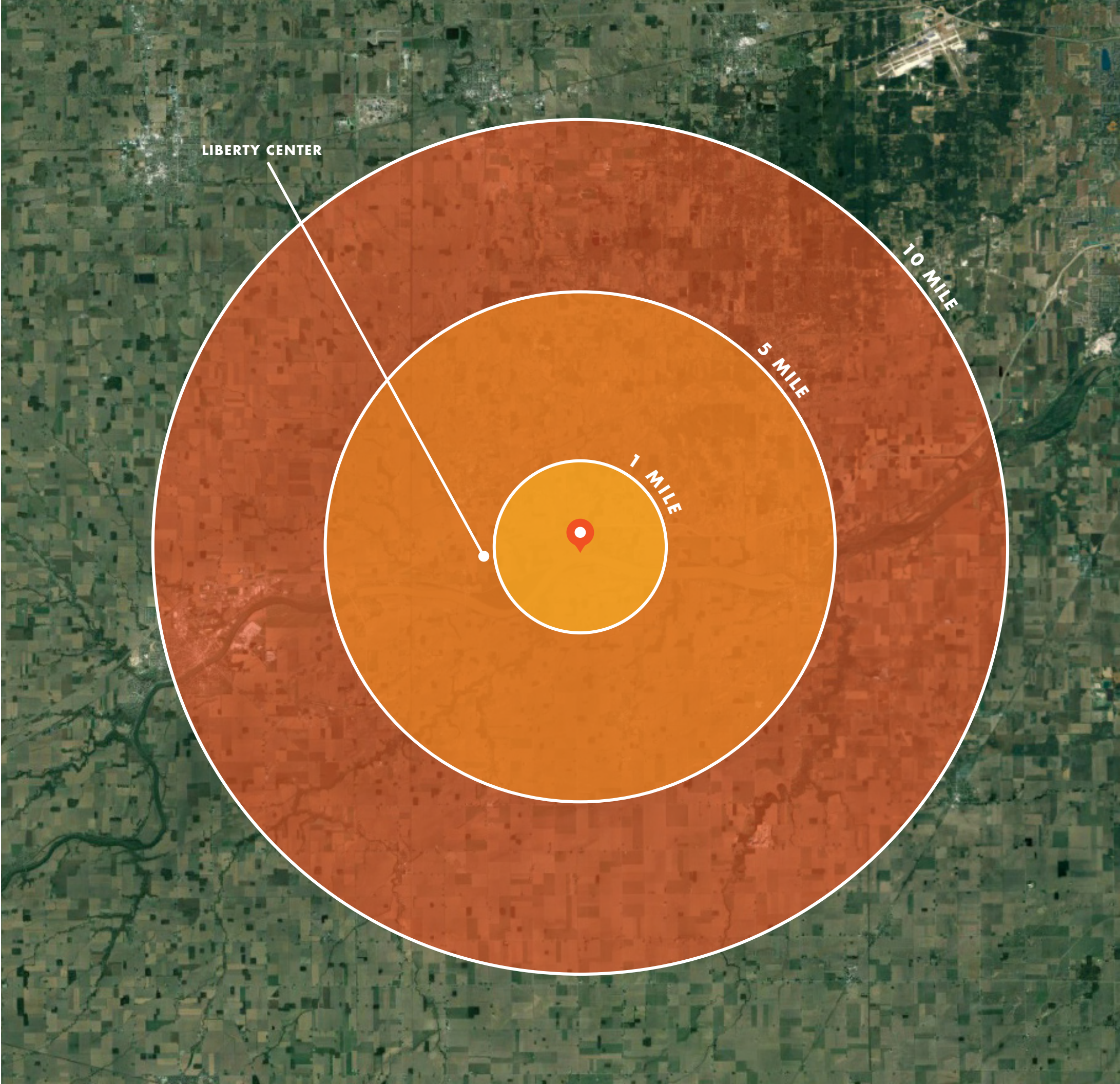
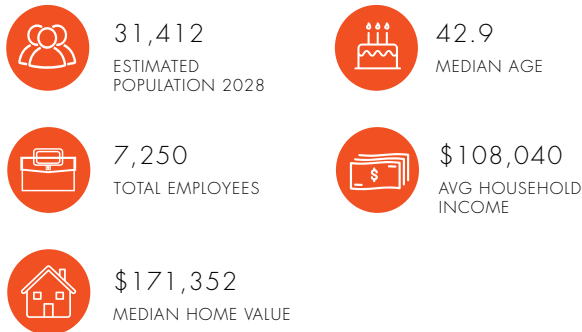
1 MILE RADIUS

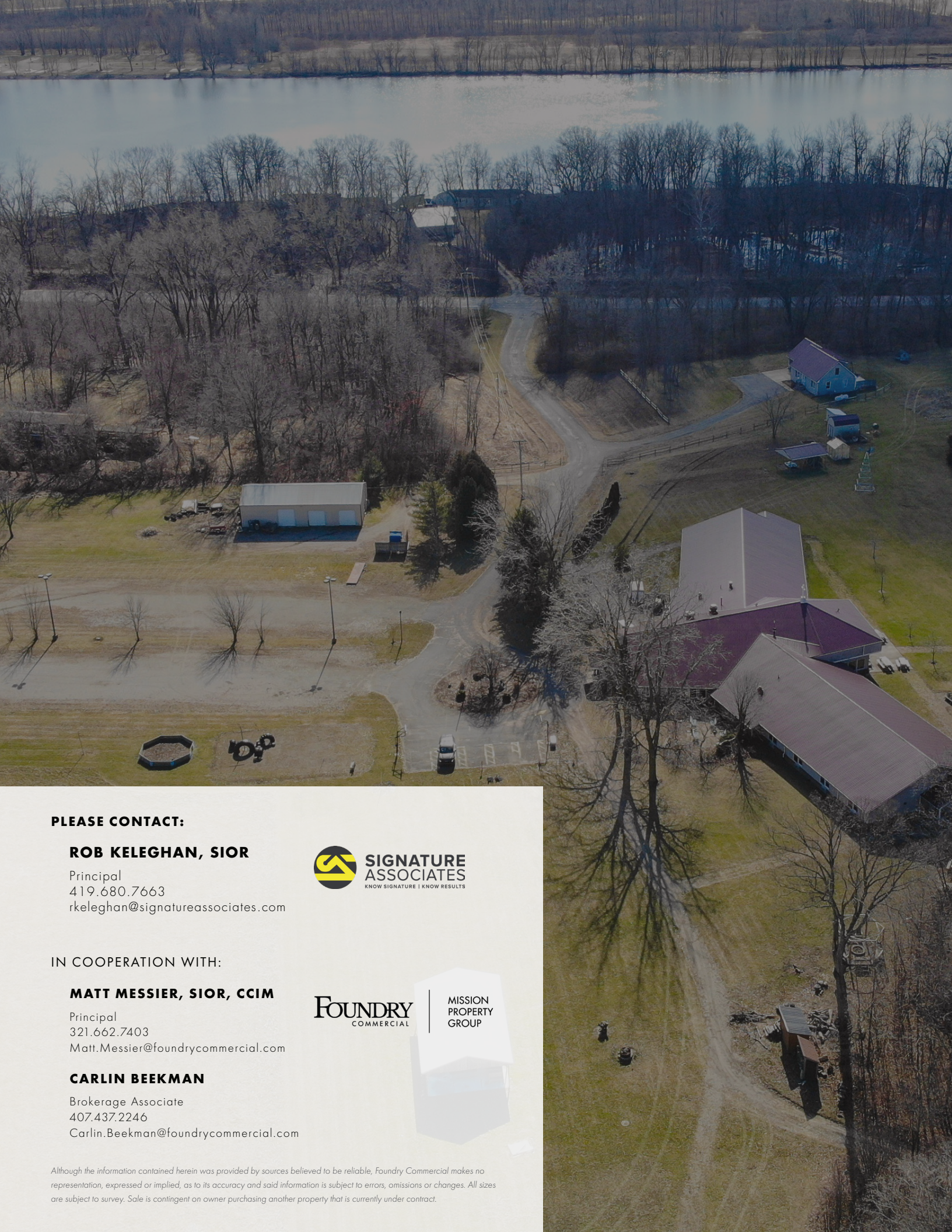


5 MILE RADIUS



10 MILE RADIUS





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