

1302 S. Main Street
Piqua, OH 45356

FOR SALE

Lockdown Storage Piqua South

Land | 6 Acres
\$1,500,000

Scott Kaster

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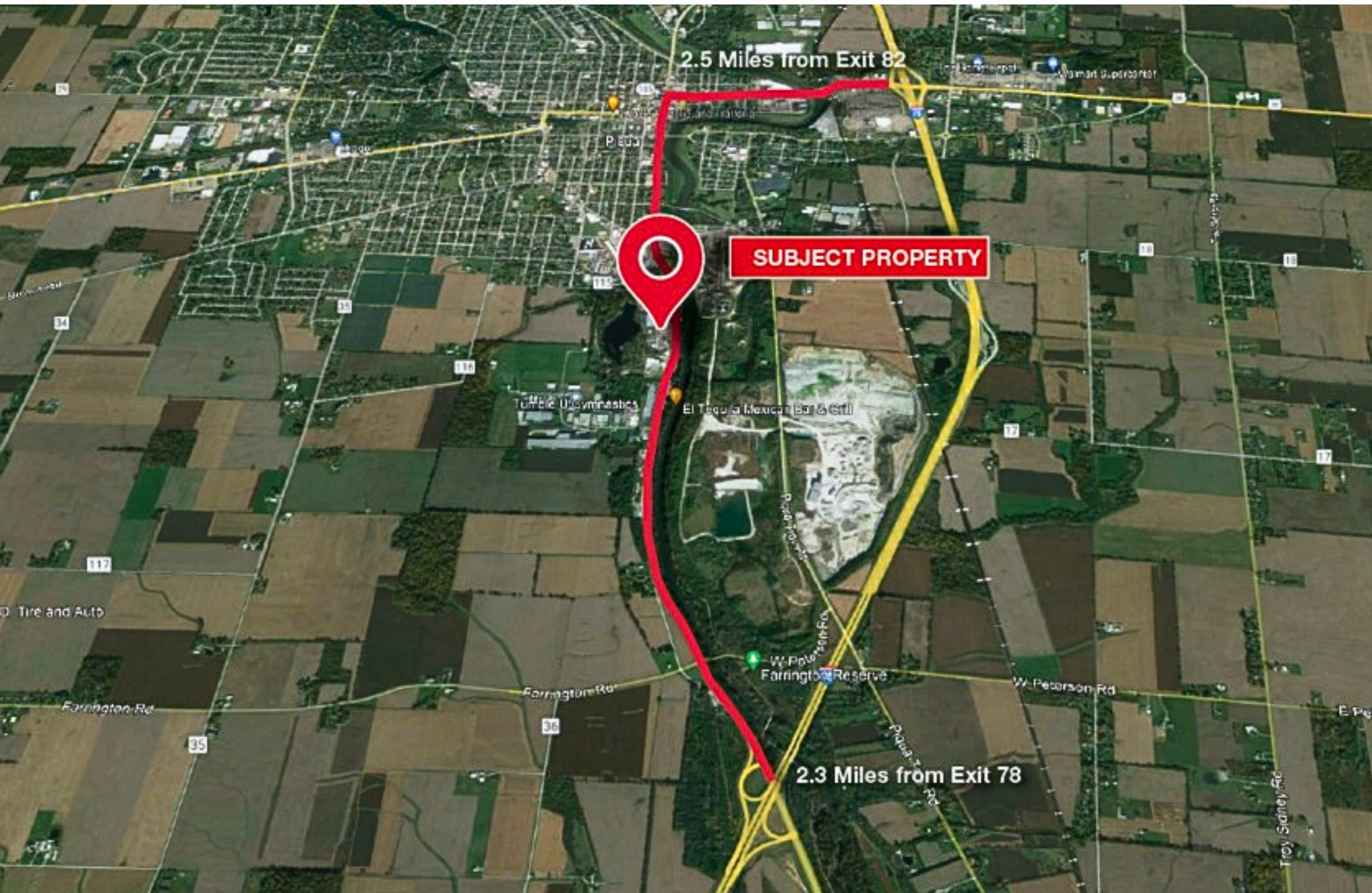
1302 S. Main Street

6 acres of heavy industrial ground in Piqua Ohio along busy S Main St. This land has zoning approval for self storage (606 Units) as well as a pre 94 CRA in place. The current owners are ready to break ground with their newest facility but are choosing to restructure their partnership and sell instead. This deal is ready for someone to step in and take advantage of the zoning approval, construction plans and permits approved, as well as a pre 94 CRA that is in place allowing for 15 years of tax abatement. Call today for details.

Property Highlights

- 6 Acres shovel ready land
- Zoning approved by council for Self Storage
- Facility was to be built in 2 phases (303 units each)
- 15 year, pre-94 CRA tax abatement in place
- Construction plans and permits approved

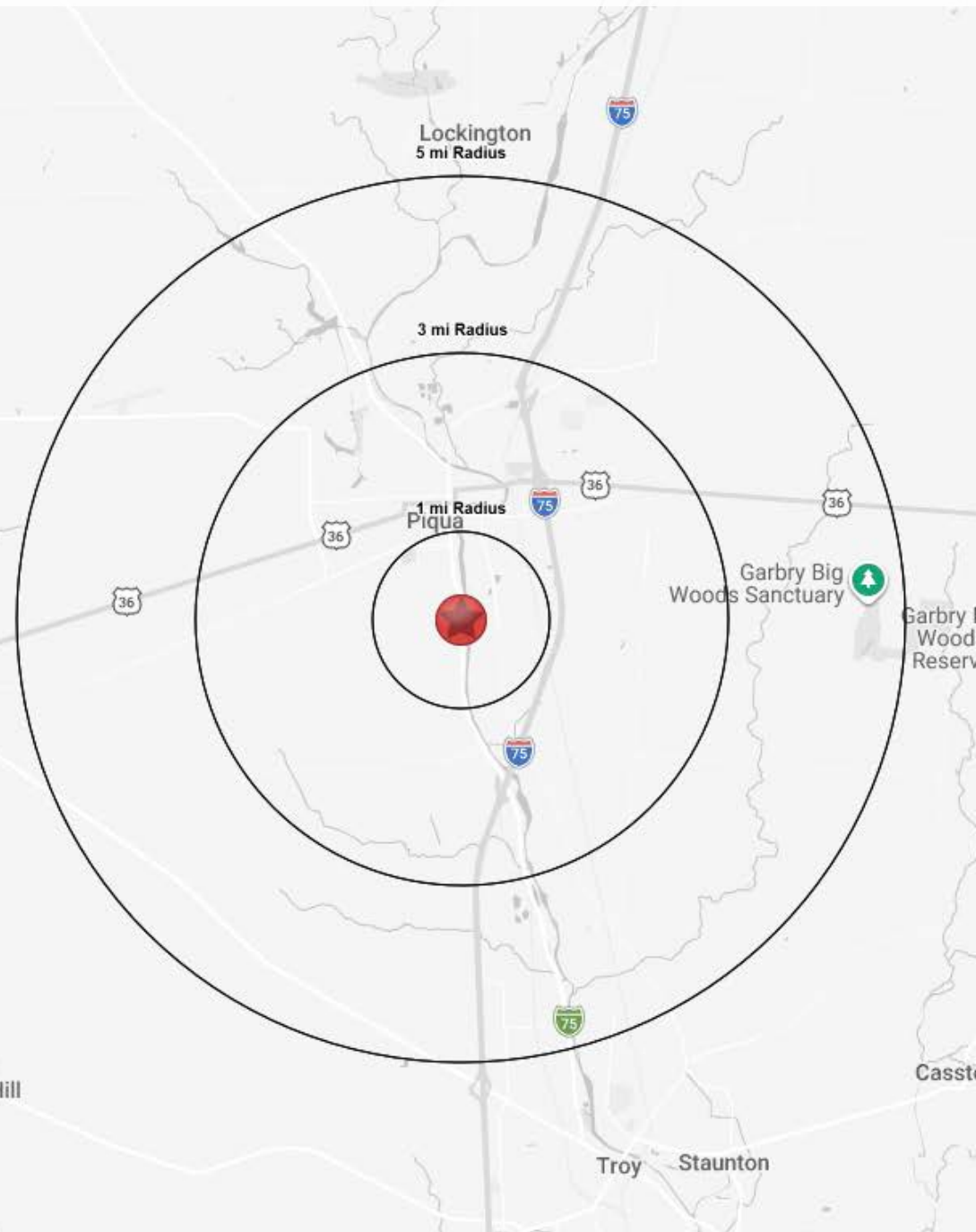




DEMOGRAPHICS

1302 S. Main Street Piqua | 05

	1 Mile	3 Miles	5 Miles
Population	2,544	18,641	28,679
Households	1,155	8,121	12,464
Average HH Income	\$40,851	\$51,882	\$58,849



THANK YOU

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STAY CONNECTED



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