



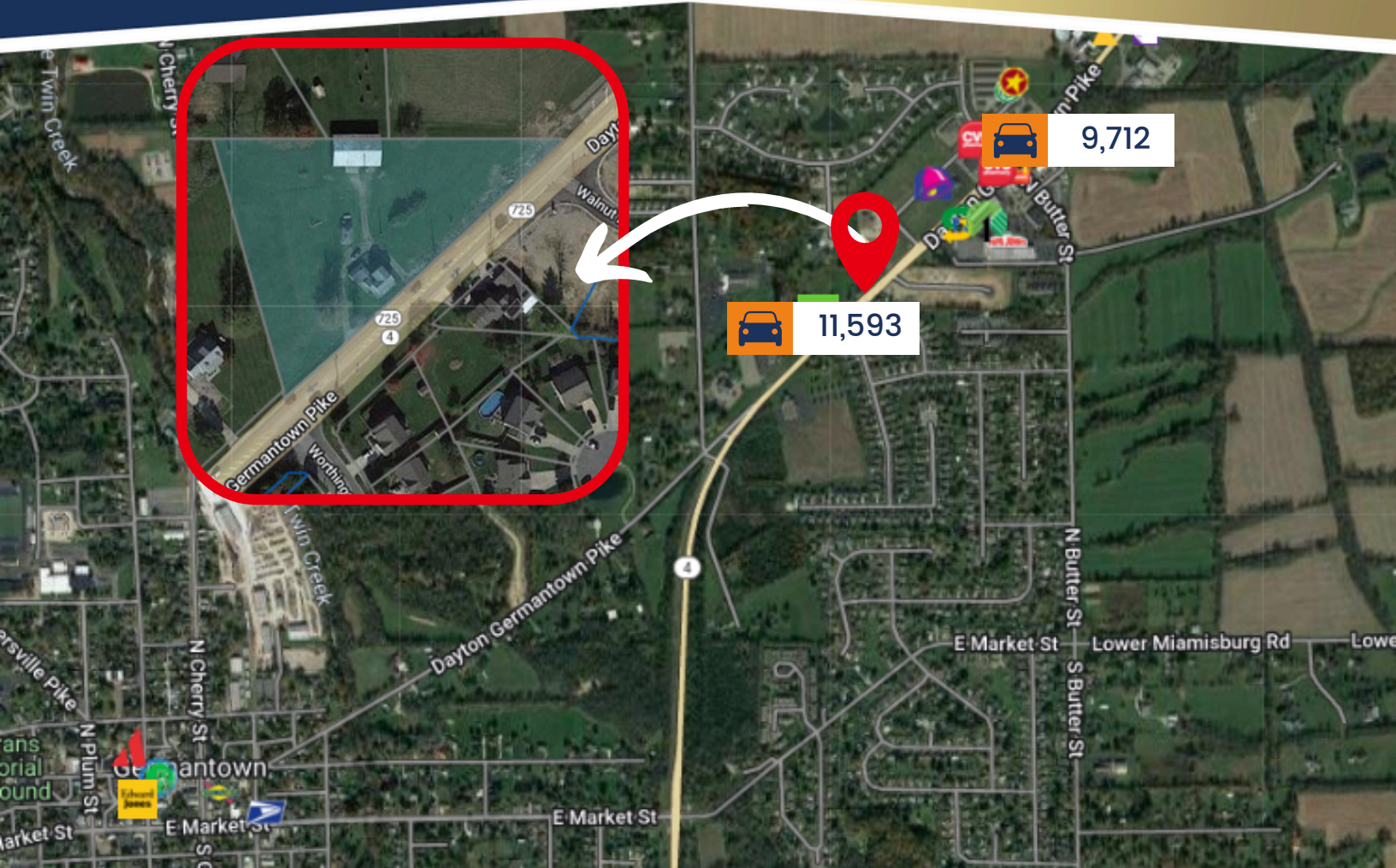
FOR SALE | 2008 DAYTON GERMANTOWN PIKE
GERMANTOWN, OH 45327

Property Highlights

- 2.29 ACRES – W/ OLDER 2-STORY HOME AND 60X40 BARN
- CURRENTLY ZONED RESIDENTIAL BUT SITS IN PRIME COMMERCIAL TERRITORY
- BUYER(S) AND OR AGENT(S) MUST DO THEIR DUE DILIGENCE IN RESEARCHING POTENTIAL USES WITH THE CITY
- PROPERTY SITS ACROSS FROM NEW RESIDENTIAL WALNUT HILLS NEIGHBORHOOD AND BACKS UP TO HICKORY POINTE ESTATES – OFFERING ENDLESS POTENTIAL FOR COMMERCIAL USE IF APPROVED
- LOCATED BY TACO BELL, MCDONALD'S, GOLD STAR, AUTO PARTS STORE AND SUPERMARKET
- PRIME LOCATION FOR A BUSINESS
- CITY WATER IS AVAILABLE, GAS AND SEWER AT STREET

OFFERED AT: \$349,900





**2008 DAYTON GERMANTOWN PIKE | FOR
GERMANTOWN, OH 45327 | SALE**

2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	6,579	34,979	244,519
HOUSEHOLDS	2,551	13,714	99,506
HH INCOME	\$74,192	\$78,708	\$80,905

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