



**BERKSHIRE
HATHAWAY**
HomeServices

Stouffer
Realty

INDUSTRIAL LAND FOR SALE

4030 EASTERN RD

DOYLESTOWN, OH 44230

Approx 12.5 Acres for \$340,000

**PRICE
IMPROVEMENT!
\$340,000**



SELLER FINANCING TO QUALIFIED BUYERS!

Listing **Agents**

Property Highlights

- Acreage:** Approx 12.5
- Township:** Chippewa
- Utilities:** Public Water, Public Sewer (through Annex with Norton), Electric & Gas
- Zoning:** M-1 Light Industrial

A great opportunity is waiting for you! This 12.5-acre property has a frontage of approx. 156 ft on Eastern Rd and another access point off of Hametown Rd which has approx. 50 ft of frontage. The land lays out nicely without much variation in topography. Zoned Light Industrial, this property encourages a variety of uses including light manufacturing, warehousing, storage facilities, wholesale businesses plus much more. This parcel is subject to a Lot Split. Additional land and/or lot split variations available, anywhere from 3 acres up to 25 acres. Depending on the split, there could be a possibility of 1-3 access points onto the property: Portage St, Eastern Rd and Hametown Rd. See MLS 4474968, 4500923, 4500920, 4500917, 4500926. Close to downtown Doylestown and minutes away from the I-77 Alt & Rt 585 interchange. All acreage is approximate and will be determined upon lot split. Call for more details and to schedule your tour of this amazing property.

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