



**Investment Opportunity
For Sale
\$249,900
7 E. Water Street, Troy, OH**



OUTSTANDING INVESTMENT OPPORTUNITY

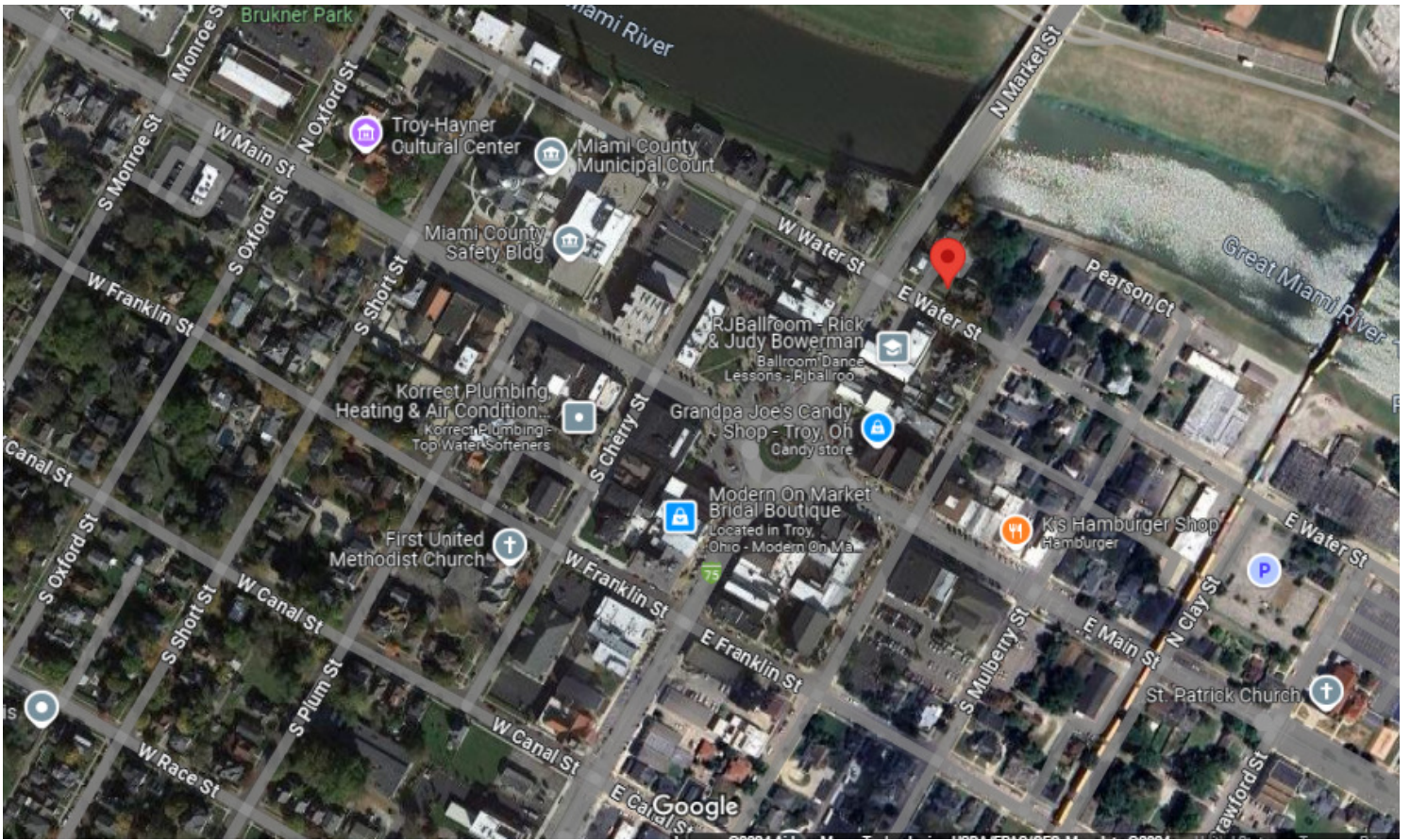
Mixed used, two story asset built in 1920 sitting on a .09 AC lot one block away from Troy's traffic circle in the heart of downtown Troy. Former first floor tenant was florist, second floor is residential and occupied by a long term tenant. Drive way wraps around the building. Over 13,845 vehicles per day driving past this site. Incredibly easy opportunity for any Investor. Upside potential abounds but this one won't last long. CALL NOW!

**Donna Cook, Realtor® Bruns Realty Group 937-875-0737
Tammy Lambert, Realtor® Bruns Realty Group 937 554-8898**

All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submit-

Industrial Office Retail Investment Appraisal Consulting

Full Service Real Estate Company



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