

# 2201 N. Gettysburg Ave



Presented By:  
Naymark & Associates, LLC

2201 N. Gettysburg, Dayton, OH 45406



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## Property Details

- **Frontage:** Approximately 384.32 feet along the west side of Gettysburg Avenue and 414 feet along the south side of Queens Avenue
- **Utilities:** Water, sewer, electric, natural gas and telephone
- **Street Access:** Surface (Asphalt); Maintenance (public); Storm Sewer; Curb/Gutter; Sidewalk; Street Lights
- **Topography:** The topography of the site is basically level to gently sloping. There are no known soil or subsoil conditions that would adversely affect the development of the site. There are no known adverse easements, encroachments, or other conditions, which would have a negative impact on the subject site or the improvements other than the overall economics of the area.
- **Drainage:** satisfactory
- The site is basically irregular in shape with frontage along the west side of Gettysburg Avenue and the south side of Queens Avenue. The ingress and egress is considered to be adequate as the site has access from Queens Avenue.

Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Residential/Commercial
Sale Type:	Investment
Total Lot Size:	12.48 AC
No. Lots:	1

Zoning Description:	SR-2; Suburban Residential
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APN / Parcel ID:	R72-15901-0103
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## Location



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## Property Photos



**STREET SCENE LOOKING WEST ON QUEENS AVENUE**



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## Property Photos



**STREET SCENE LOOKING SOUTH GETTYSBURG AVENUE**

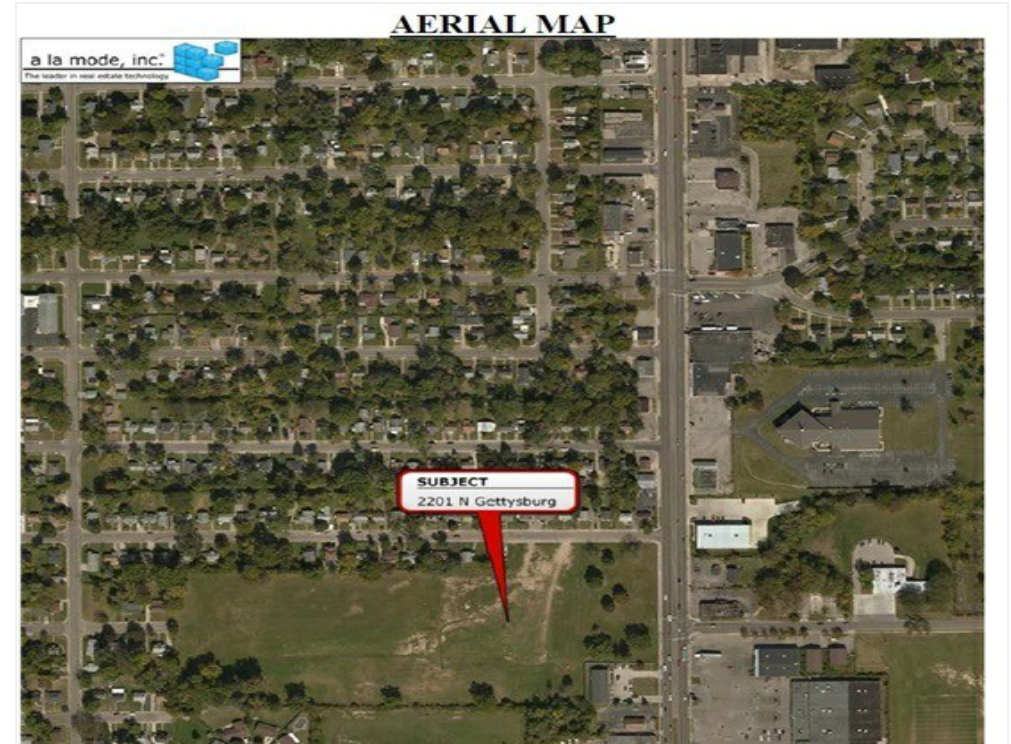


**VIEW LOOKING WEST**

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**Valeria Naymark**

[naymarkassociates@gmail.com](mailto:naymarkassociates@gmail.com)

(513) 275-8215

**Naymark & Associates,  
LLC**

9378 Mason-Montgomery Rd,  
Suite 418

Mason, OH 45040

