



**FOR SALE!**



**2632 Ashcraft Rd  
Harrison Twp, OH 45414**

# **4.8-Acres OSI-1 Land For Sale!**

## **PROPERTY FEATURES:**

- Zoned for Light Industrial Use
- Vacant Land with House for Office
- Close Proximity to I-75
- Used for Excavating Company for 50+ Years

**\$375,000**

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



- Commercial
- Investment
- Land

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## Fact Sheet

<b>Address:</b>	2632 Ashcraft Rd. Harrison Township, OH 45414
<b>Price:</b>	\$375,000.00
<b>County:</b>	Montgomery
<b>City:</b>	Harrison Township
<b>Building Size:</b>	1,329 SF House and 1500 SF Quonset Hut
<b>Lot Size:</b>	4.786 Acres
<b>Zoning:</b>	OSI-1
<b>Taxes:</b>	\$6,605.58

### Property Description:

Located at 2632 Ashcraft Rd. in Harrison Township, this versatile 4.786-acre property offers a unique opportunity for light industrial use. Featuring several buildings, including a 1300SF House that can be used as an office or on-site management, the site is well-equipped for a variety of business applications. The property has been home to an excavating company for over 50 years, and is ready for a new business to call it home. Its prime location near I-75 provides convenient access to major transportation routes, making it an excellent choice for businesses seeking functionality and accessibility. Offered at \$375,000, this property presents a valuable opportunity in Montgomery County.

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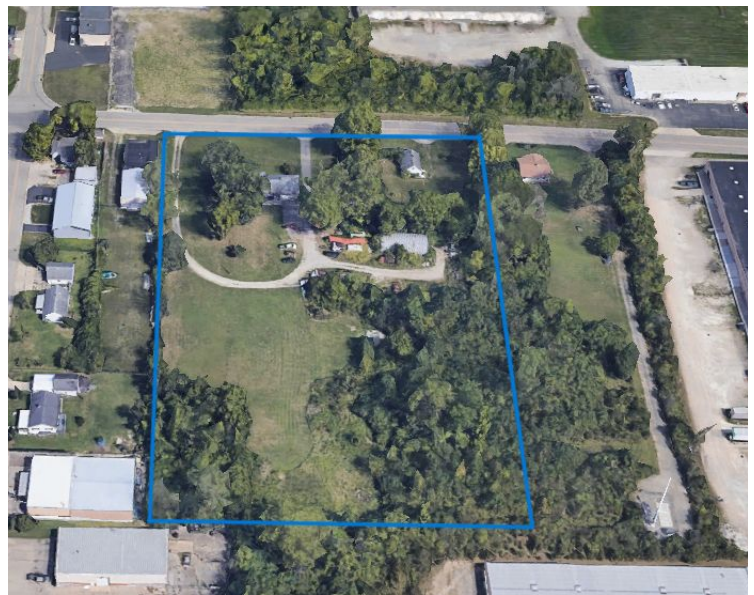
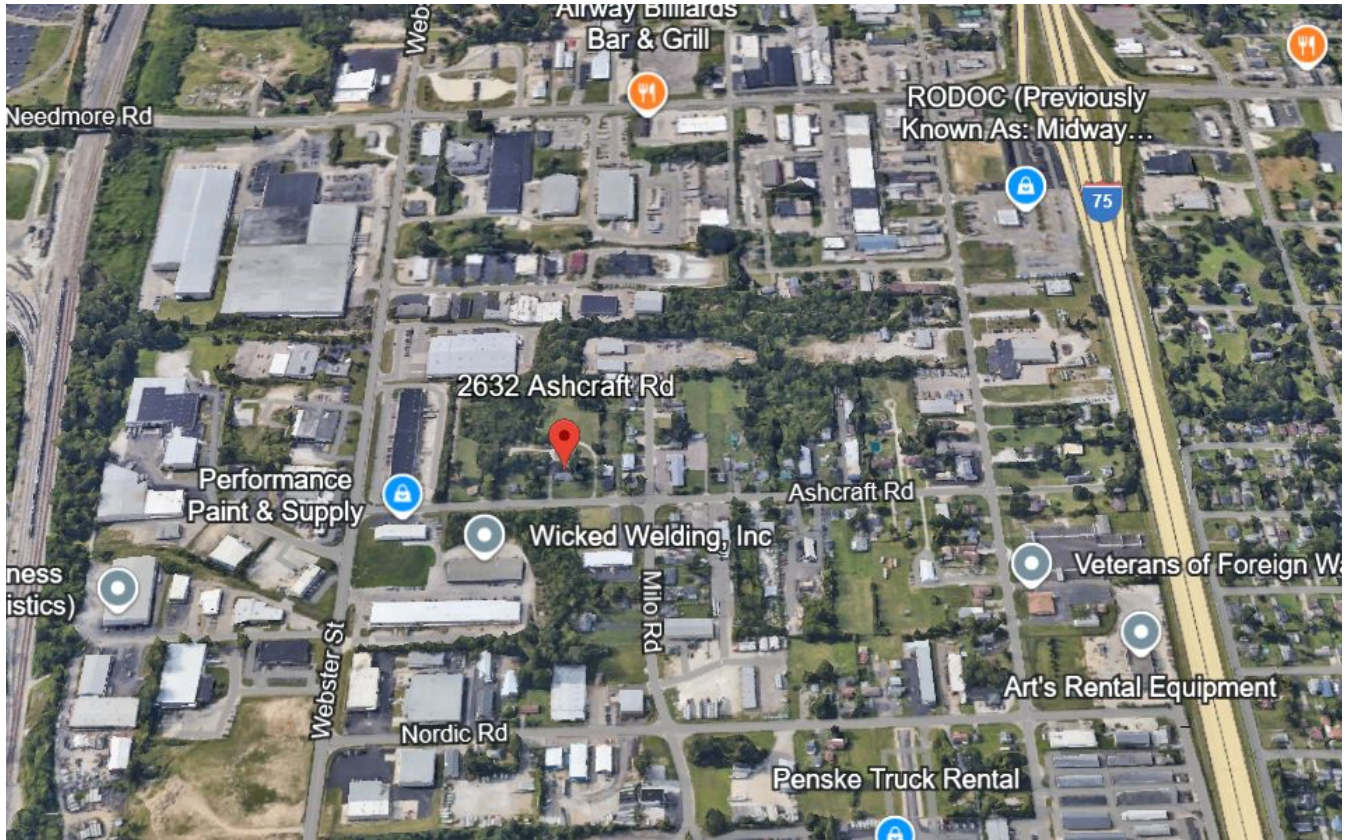
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Real Estate Services



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