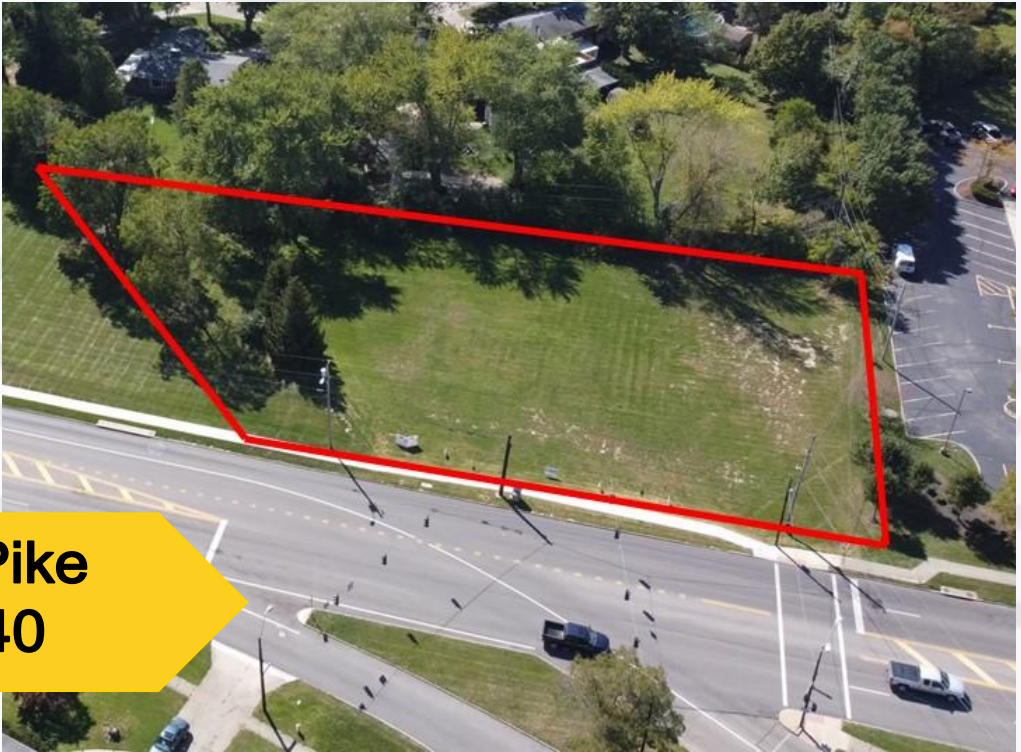




# LAND FOR SALE!



**4235 Wilmington Pike  
Dayton, OH 45440**

## **MULTI FAMILY LAND IN KETTERING!**

### **PROPERTY FEATURES:**

- **160+ FT of Frontage on Wilmington Pike**
- **0.88 Acres**
- **All Utilities Available**
- **Traffic Count 28,000**
- **Zoned "Village Residence"**

# **\$199,900**



□ Commercial  
□ Investment  
□ CRE

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**Howard  
Hanna**

Real Estate Services



## Fact Sheet

<b>Price:</b>	\$199,000
<b>County:</b>	Montgomery
<b>City:</b>	Kettering
<b>Size:</b>	.87 acres
<b>Frontage:</b>	169 FT
<b>Zoning:</b>	R-4- Village Residence, Multi-Family
<b>Utilities:</b>	Electricity/Power, Telephone, Water, Cable
<b>Taxes:</b>	\$1,685.51

### Property Description:

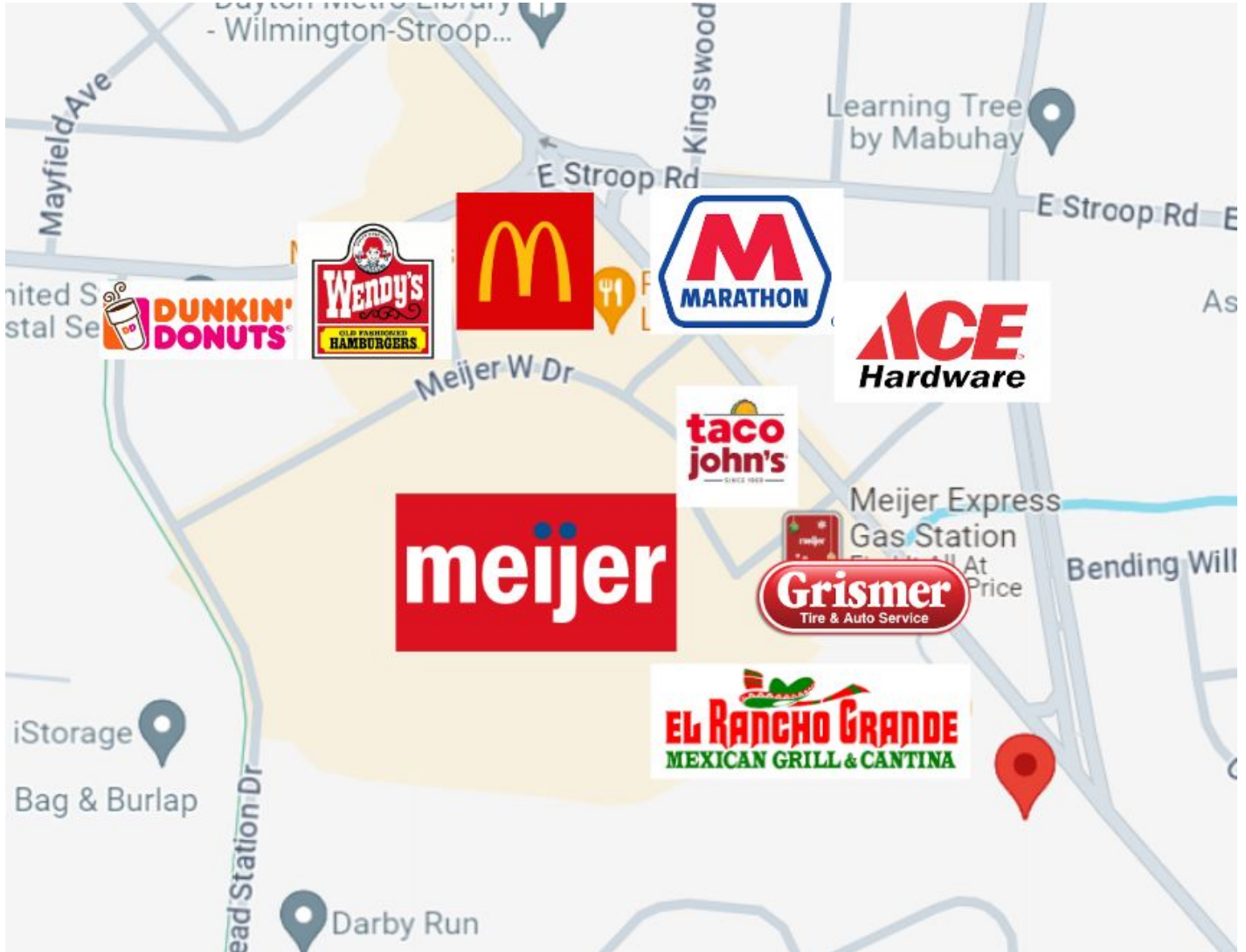
**This property is .88760 Acres on a combination of two lots. Prime Location Zoned for Multi-Family. Property is serviced by all utilities. A clear Phase 1 report is available for review. Reported traffic count is 28,000 cars. Check with City of Kettering Planning Department for any information regarding specific uses or building permits for this property.**

**Located where Woodman Dr. dead-ends into Wilmington Pike.**





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