

1223-1231 N. Euclid Ave



Presented by
Naymark & Associates, LLC

1223-1231 N. Euclid Ave, Dayton, OH 45402



Greenfield Site ready for development opportunity.
8.367 acres

Zoning: ER-4 eclectic residential

Frontage: Approximately 673.89 feet along the west side of Euclid Avenue 80 feet along Kumler Avenue and 334.89 feet along the west, south, and east side of Cory Drive

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 Euclid Avenue, Kumler Avenue and Cory Drive. The ingress and egress is considered to be adequate as the site has access from Euclid Avenue and Cory Drive.

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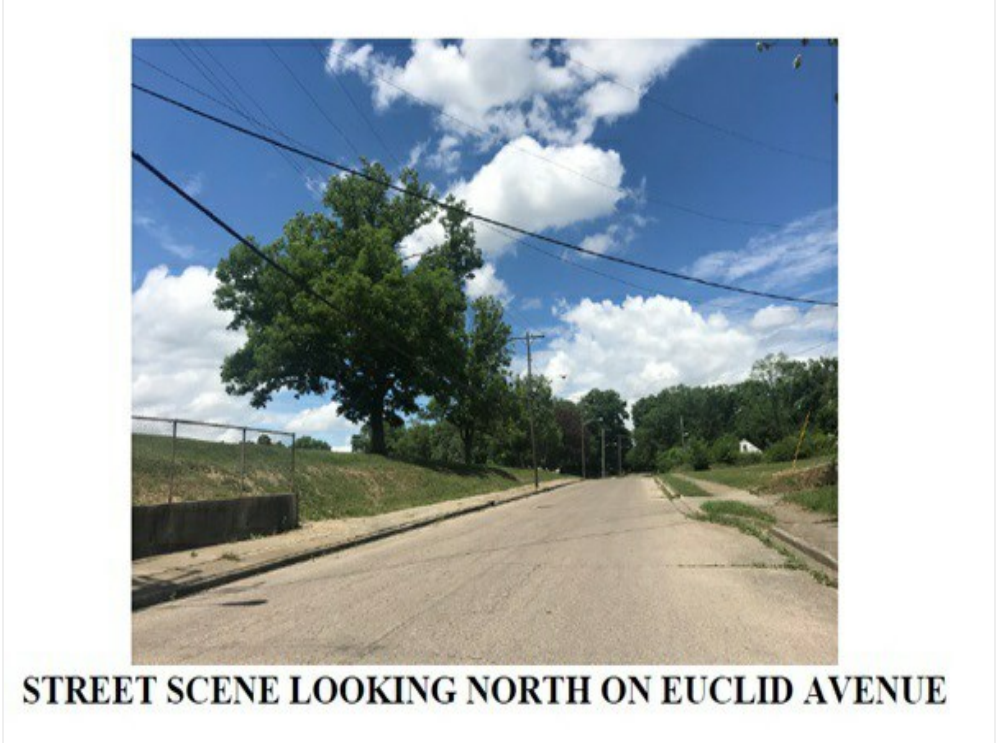
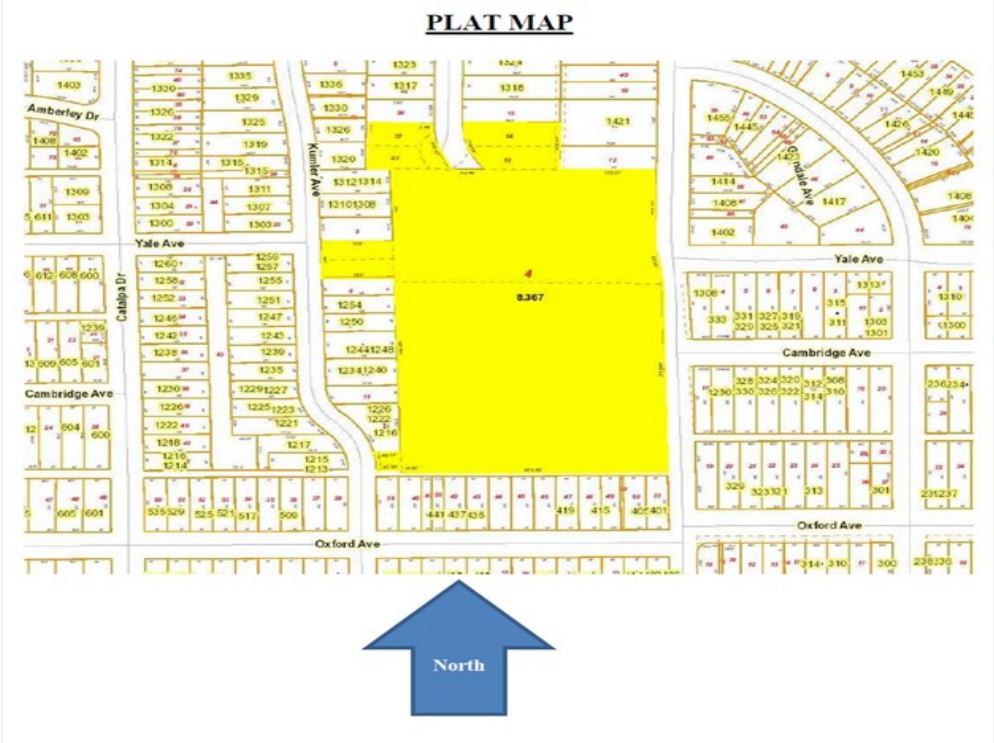
Naymark & Associates, LLC

9378 Mason-Montgomery Rd, Suite 418
Mason, OH 45040



Euclid Ave.

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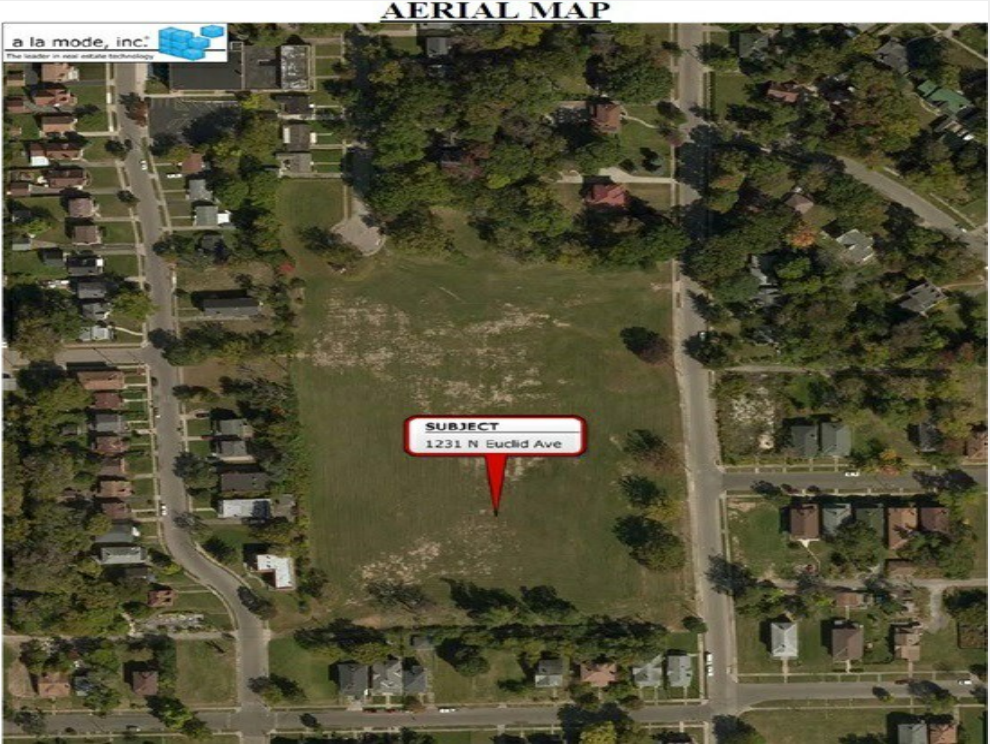


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STREET SCENE LOOKING SOUTH ON EUCLID AVENUE



AERIAL MAP

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Location

