



FOR SALE

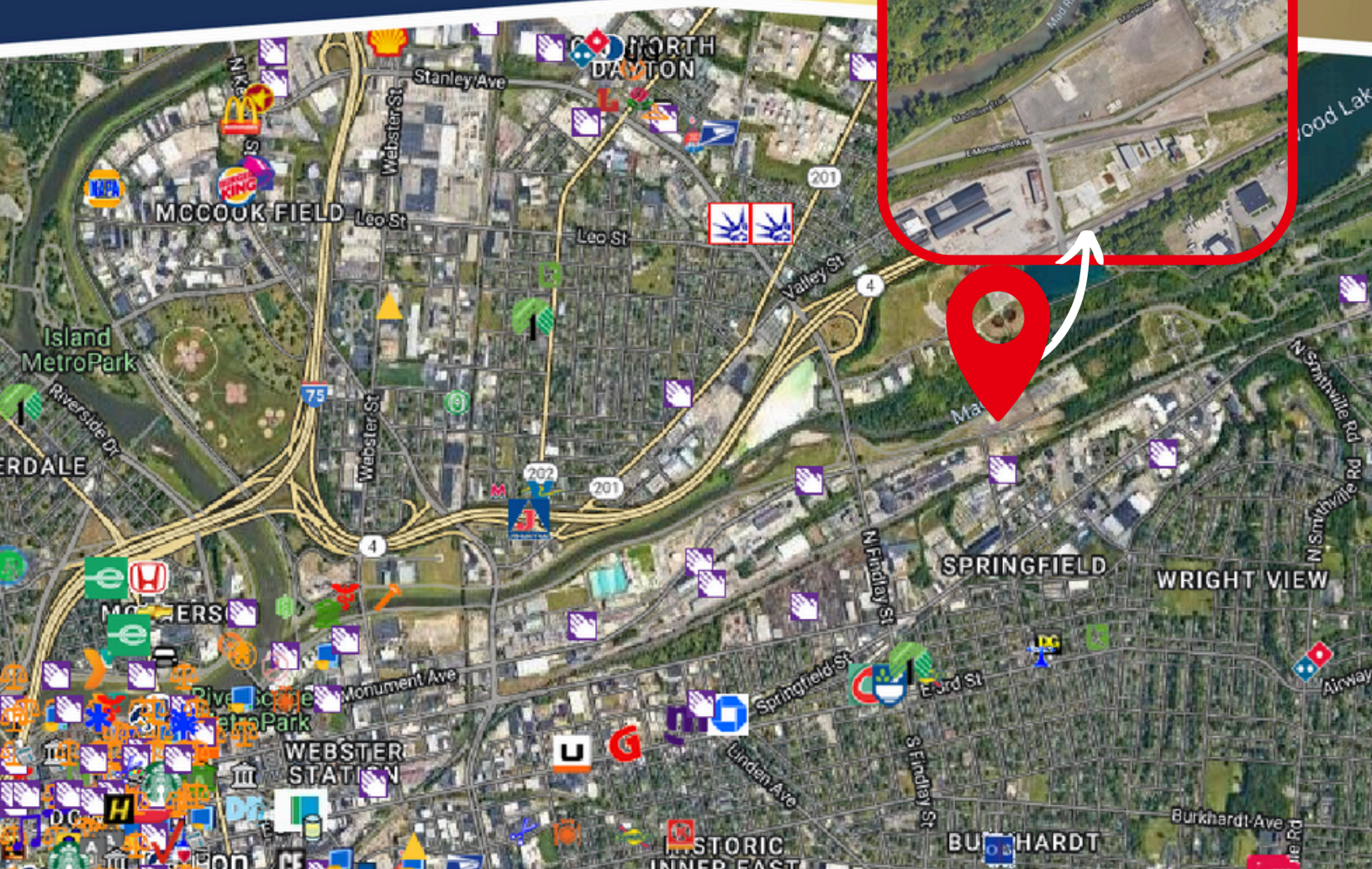
716 N IRWIN STREET
DAYTON, OH 45403

Property Highlights

- 6.5-ACRE GRAVEL BASE LOT WITH FENCED PERIMETER
- ELECTRIC SERVICE ALREADY ON SITE
- CONVENIENT LOCATION WITH EASY ACCESS TO I-75, ST RT 4, AND OTHER MAJOR THOROUGHFARES
- ZONED I-2 GENERAL INDUSTRIAL (HEAVY INDUSTRIAL, LARGE STRUCTURES, EXTERIOR STORAGE, HEAVY TRUCK/EQUIPMENT)
- IDEAL FOR INDOOR/OUTDOOR STORAGE, RV STORAGE/REPAIR, HEAVY EQUIPMENT/TRUCK PARKING, NURSERY/GREENHOUSE, RECYCLING, AND MUCH MORE!

Price Reduction! \$699,000





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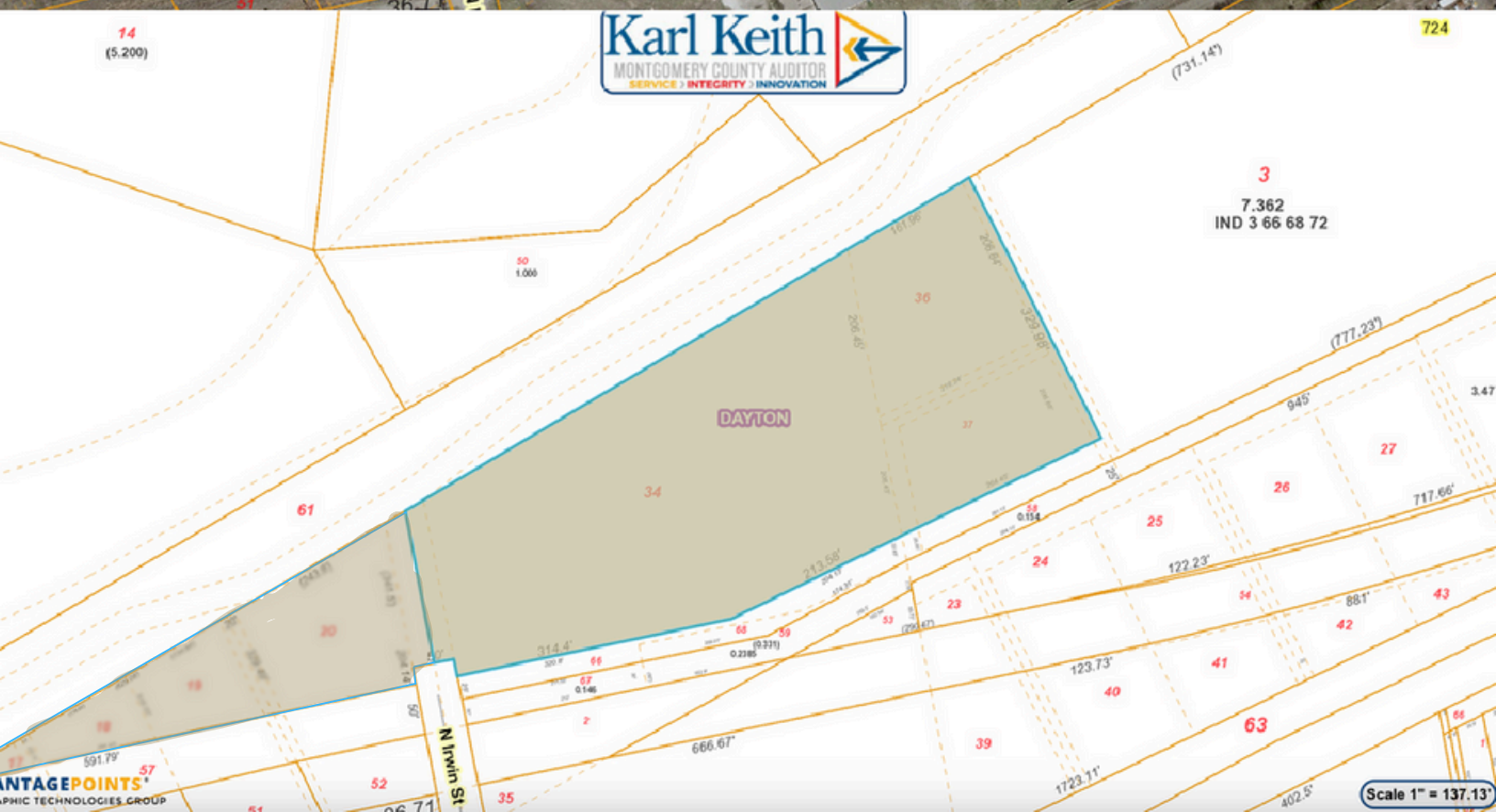
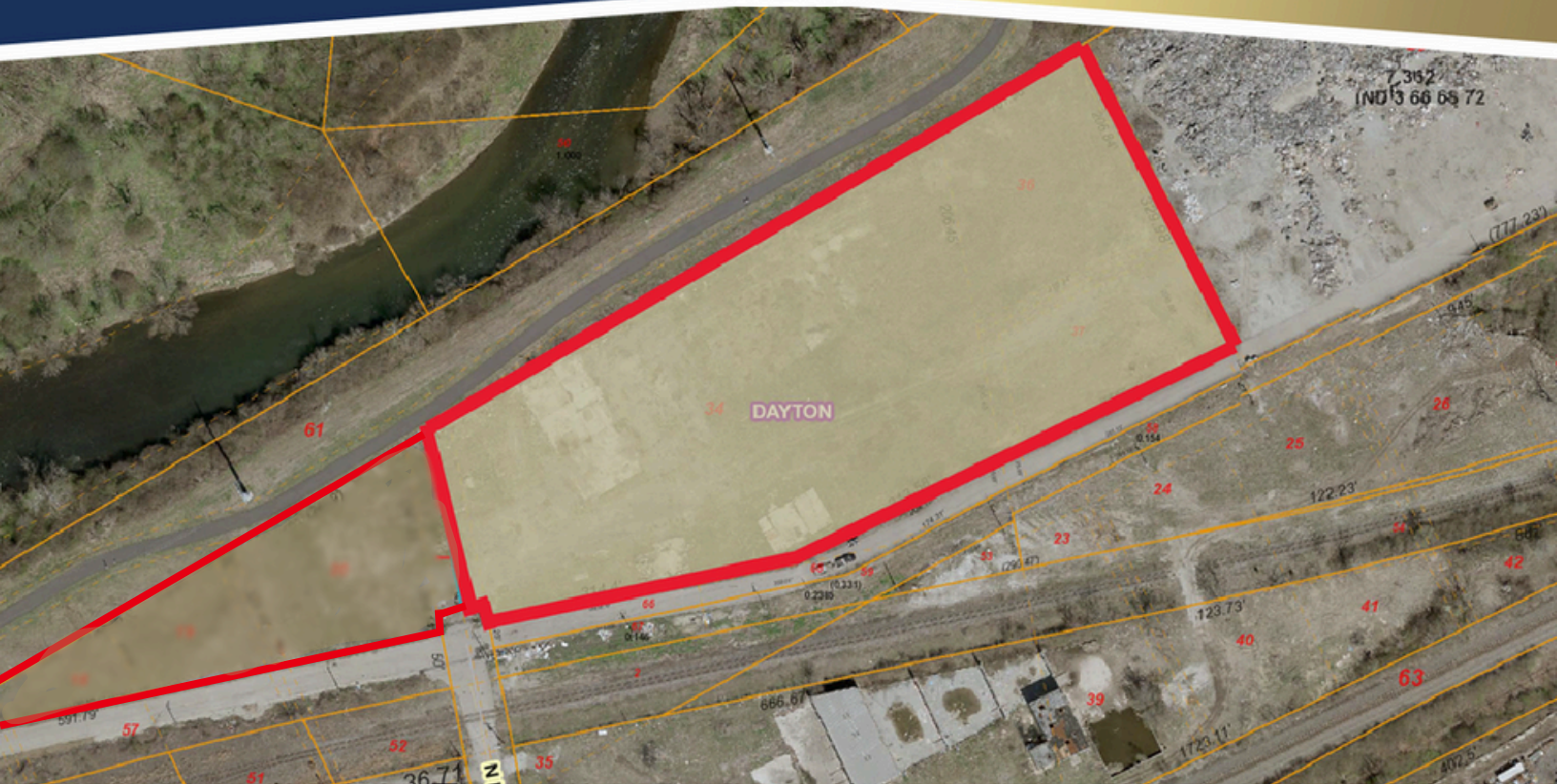
2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	40,499	224,487	538,102
HOUSEHOLDS HH	16,879	94,843	227,548
INCOME	\$47,864	\$64,673	\$78,494

AIDA BADALOVA | (412) 320-6975 | aidabadalova@kw.com

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INDUSTRIAL LOT IN PRIME LOCATION



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