



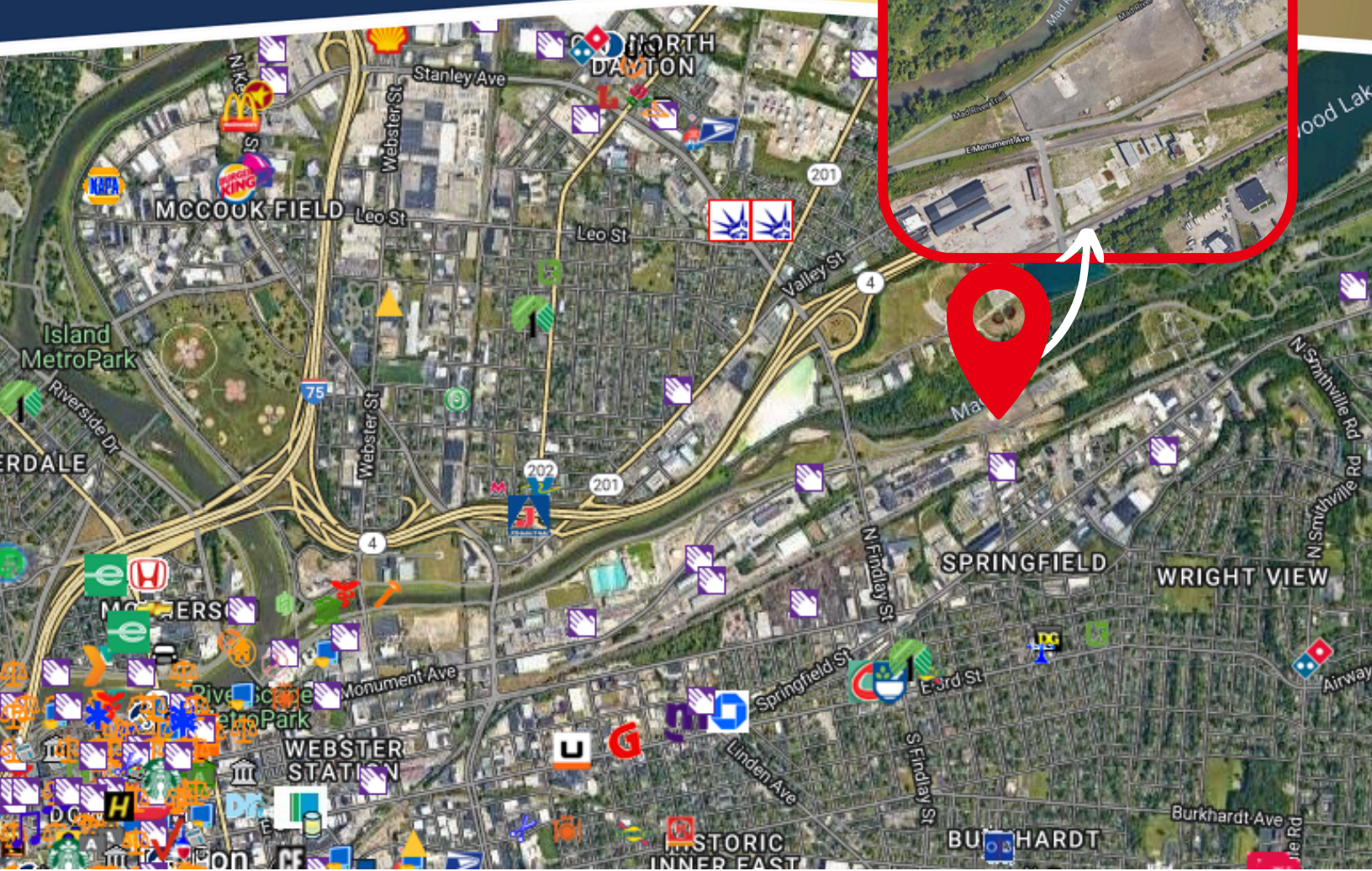
FOR SALE

**716 N IRWIN STREET
DAYTON, OH 45403**

Property Highlights

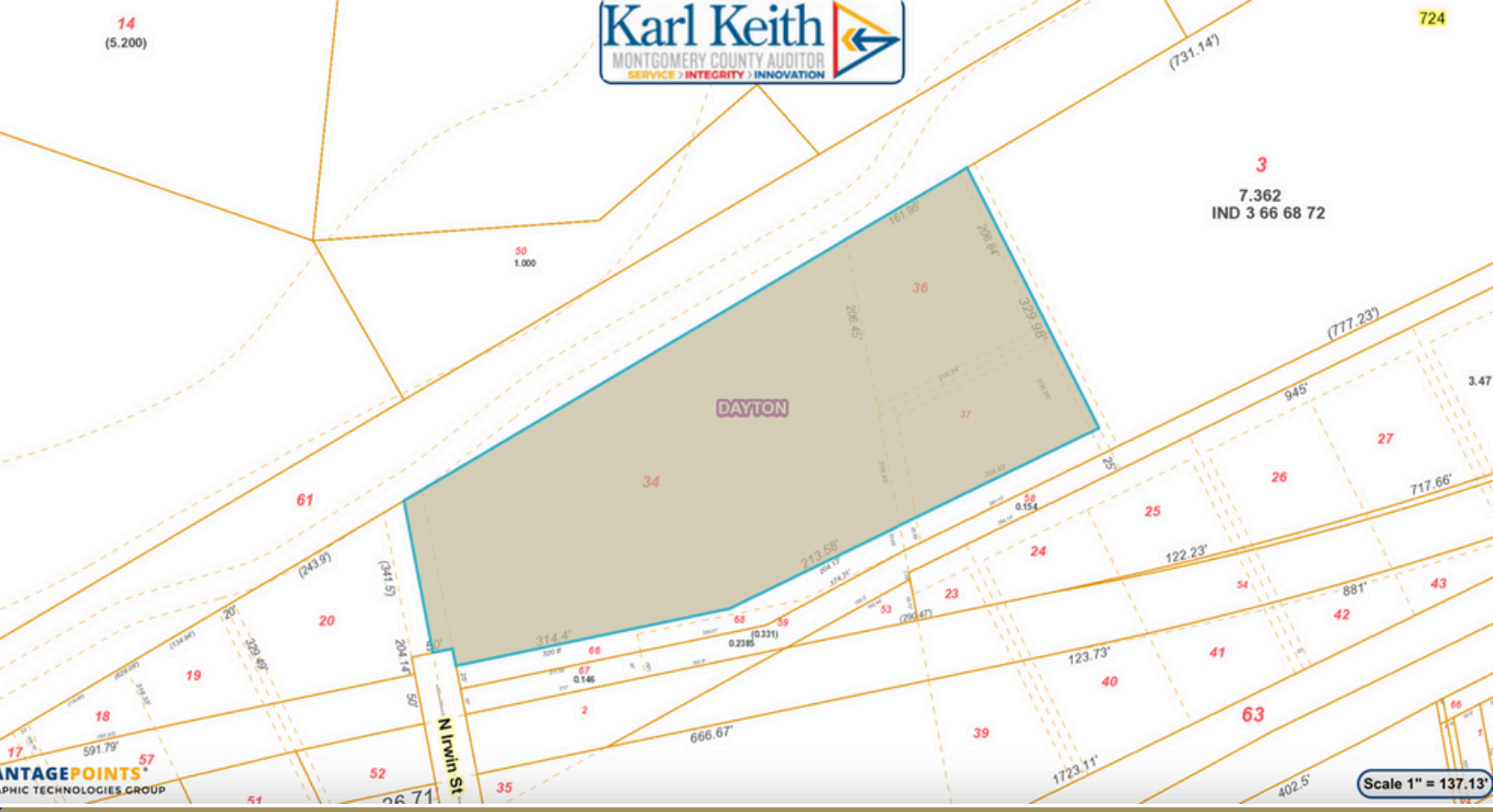
- 5-ACRE GRAVEL BASE LOT WITH FENCED PERIMETER
- ELECTRIC SERVICE ALREADY ON SITE
- CONVENIENT LOCATION WITH EASY ACCESS TO I-75, ST RT 4, AND OTHER MAJOR THOROUGHFARES
- ZONED I-2 GENERAL INDUSTRIAL (HEAVY INDUSTRIAL, LARGE STRUCTURES, EXTERIOR STORAGE, HEAVY TRUCK/EQUIPMENT)
- IDEAL FOR INDOOR/OUTDOOR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

Price Reduction! \$650,000



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DAYTON, OH 45403 | SALE**

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



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