



**NOW AVAILABLE
RETAIL/PROFESSIONAL
BUSINESS OPPORTUNITY**

**110 Sunset Drive
Piqua, Ohio 45356**



- **0.533 ± Acres**
- **Vacant Parking Lot**
- **Duel Access** (SunsetDr.&Commercial Dr.)
- **Street Signage**
- **Retail Uses**
- **Zoned: B General Business**
- **All City Utilities**
- **10,100 VTD Traffic Count**
- **111' Frontage on Sunset Dr**
- **180' Depth**

For more information, call:

Charles H. Elliott

Bruns Realty Group
3050 Tipp-Cowlesville Rd.
Tipp City, OH 45371

Office: 937-339-2300
Fax: 937-339-8051
Email: celliott@brunsrealty.com
www.brunsgc.com

All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.

Consulting

Appraisal

Investment

Retail

Office

Industrial

Full Service Real Estate Company



Priced For Sale
\$100,000.00

Vacant lot for Sale 110 Sunset Dr. Piqua, Ohio 45356

Property Information:

0.533+/- acres zoned B General Business and is a part of the fast growing City of Piqua Business & Market Place. This lot is close to the corner of Sunset & Commerce Drive; sandwiched between Dominos Pizza and Stillwater Valley Catering it's currently fully paved but vacant. Its other neighbors include Kroger, Hartzell Propeller, McDonalds, Speedway and others. This land is the prime location for a large variety of businesses including but not limited to: retail sales, financial institutions, professional or medical office. However its highest and best use would be to serve as a retail outlet for the property behind it. It has 111+/- feet of frontage on Sunset (SR 185) and access from Commerce Dr. It has 180' of depth. It is less than 3 miles to interstate 75 and 25 miles to the Dayton International Airport. This location is in a solid location with mature quality services and businesses. Make this location the focus for your next project.

Additional Information:

This Lot is located on approximately on the corner of N Sunset Dr. (SR 185) and Commerce Dr. It has city water, sewer, natural gas and other utilities adjacent to the site. It has 10,100 vehicle trips per day at location this location with mature quality services and businesses It's in City of Piqua, zoned B General Business so this vacant lot has lots of potential. There is plenty of frontage and two points of easy ingress & egress. Make this the focus for your next project. Take a peek.

Platting Information:

- Zoned: B General Business
- 0.533 Acres Total
- 110' Frontage on Sunset Dr. (SR#185)
- 127' Depth

Utilities:

- City water
- City Sewer
- City Storm
- Dry Utilities in the Street

Additional Amenities:

- High Traffic
- Mature Business Neighborhood
- Retail or Professional Use Opportunity

Direction:

From Interstate 75 take exit #82 (SR 36) go west approximately 3 miles to Sunset Dr. then north. This lot will be on your left.

