



1.8541± Acres of Land

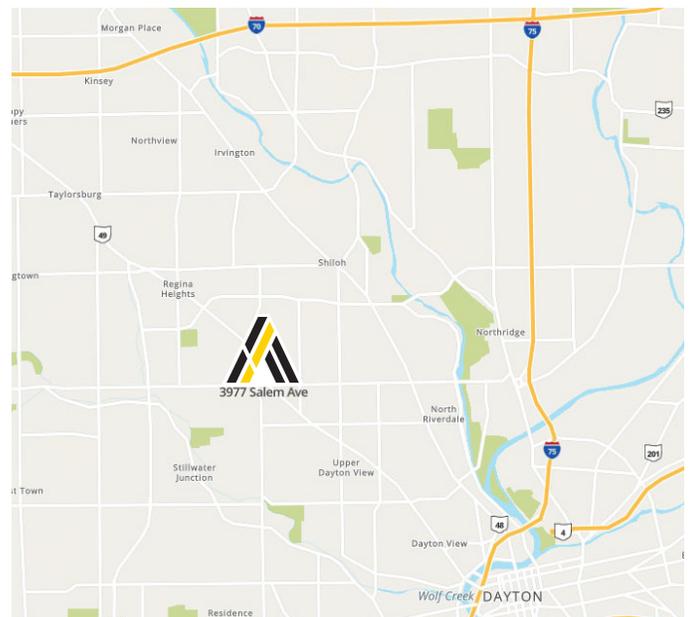
Dayton, Ohio 45416

SALE PRICE:

\$250,000

Property Highlights

- **1.8541± Acres - Corner Site:** Located at the intersection of Salem Avenue and Pittsburg Avenue.
- **Flexible B-3 Zoning:** Zoned B-3 (Commercial/Business/Retail), allowing for a wide range of potential retail, service, office, or mixed-use options.
- **Redevelopment Opportunity:** Well-positioned site ideal for retail, service-oriented, or commercial development.
- **Tax-Advantaged Location:** Situated in Harrison Township offering the benefit of No City income tax.
- **High-Visibility Location:** Excellent exposure to more than 13,100 cars per day on Salem Avenue.



Steve Ireland

Vice President

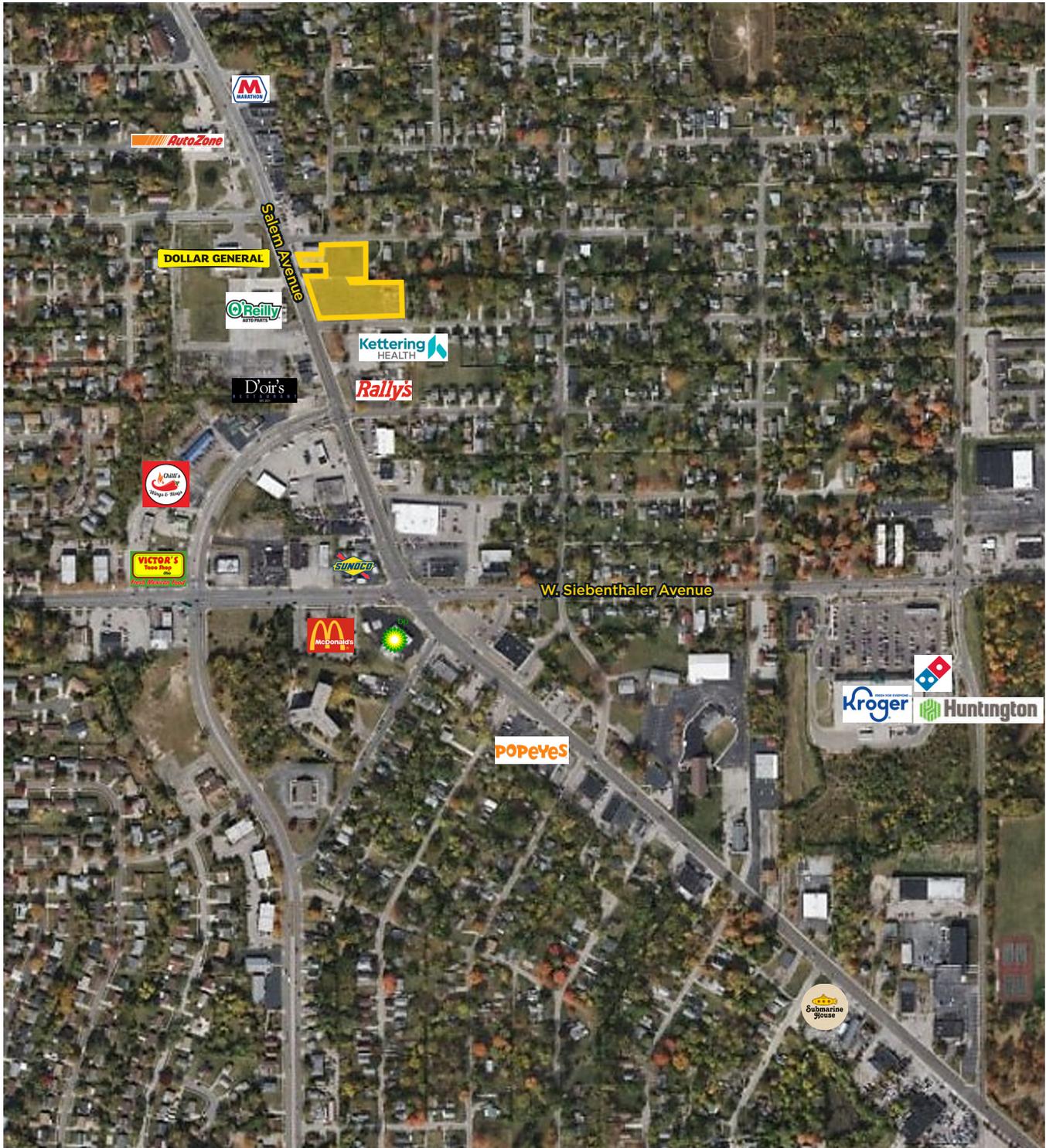
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Aerial and Amenities



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