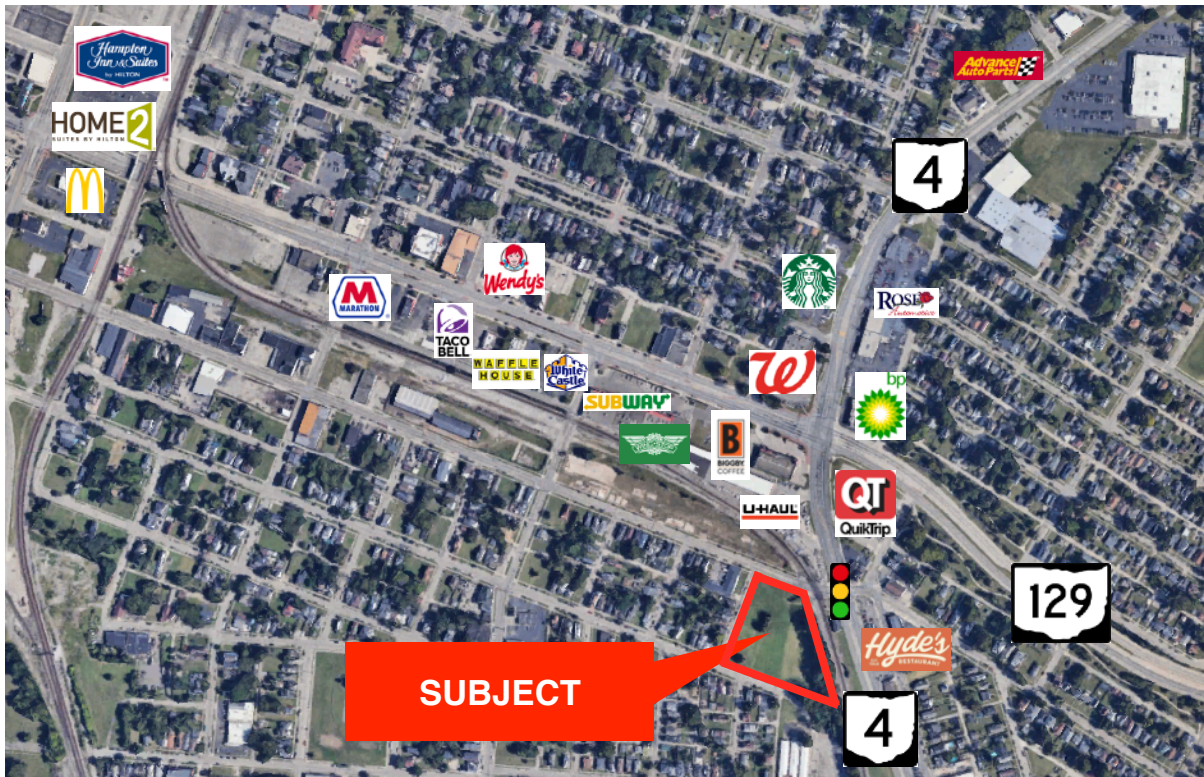


**220 S 13th Street
Hamilton, OH 45011**



**2.4774 Acre Commercial Lot
For Sale**



AVAILABLE:

2.4774 acres - corner lot

USES:

Light Industrial/Retail/Office

OFFERED AT:

\$325,000.00 (\$131,186/acre)

LOCATION:

Located off South Erie Blvd (SR 4) 22,193 VPD on SR 4.



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker/Owner
513.623.6505 Mobile
john@nrrg.com

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

2.4774 Acre
Commercial Lot
For Sale

OCCUPANCY:

At closing

Parcel ID(s):

P6441031000029

PROPERTY INFO:

- Corner lot - approximately 2.4774 acres with 430' of frontage on S Erie Blvd (SR 4)
- Flat and mostly cleared
- All utilities present
- Potential uses: auto, light industrial/flex, retail, restaurant, self-storage, residential - single or multi-family
- Zoned I-1
- Annual taxes: \$2,079.24

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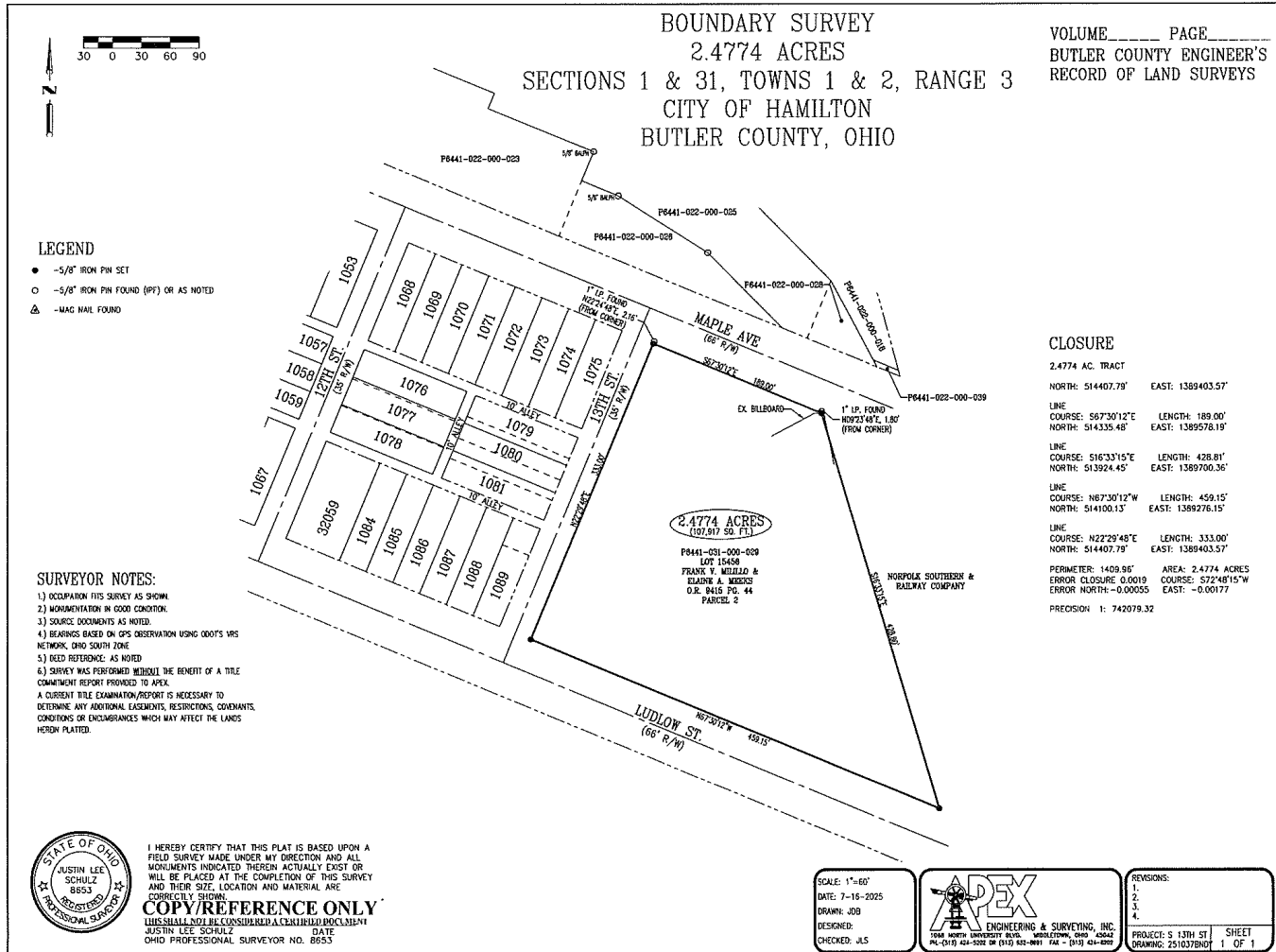
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SURVEY

2.4774 Acre
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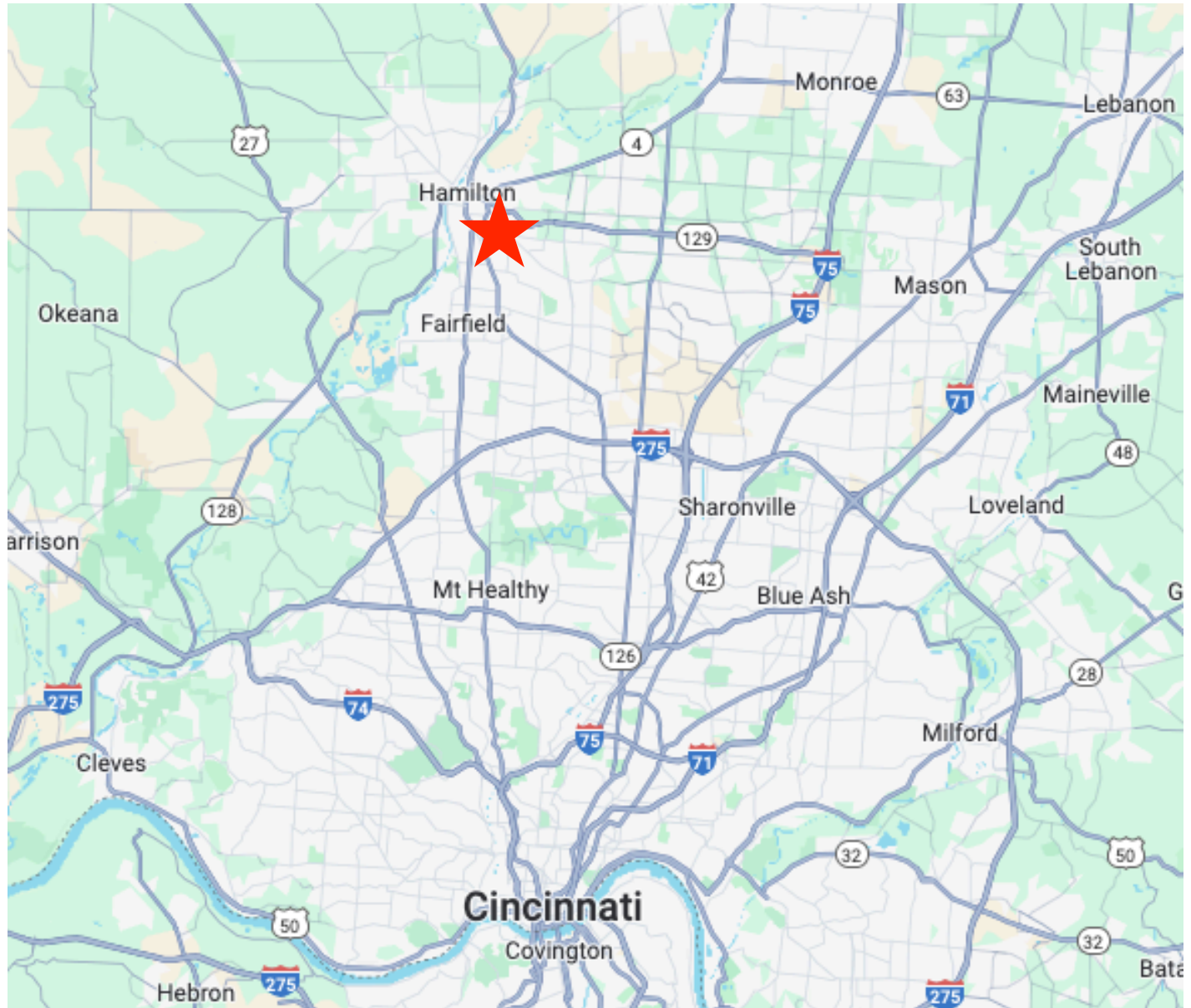
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STREET MAP

2.4774 Acre
Commercial Lot
For Sale



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