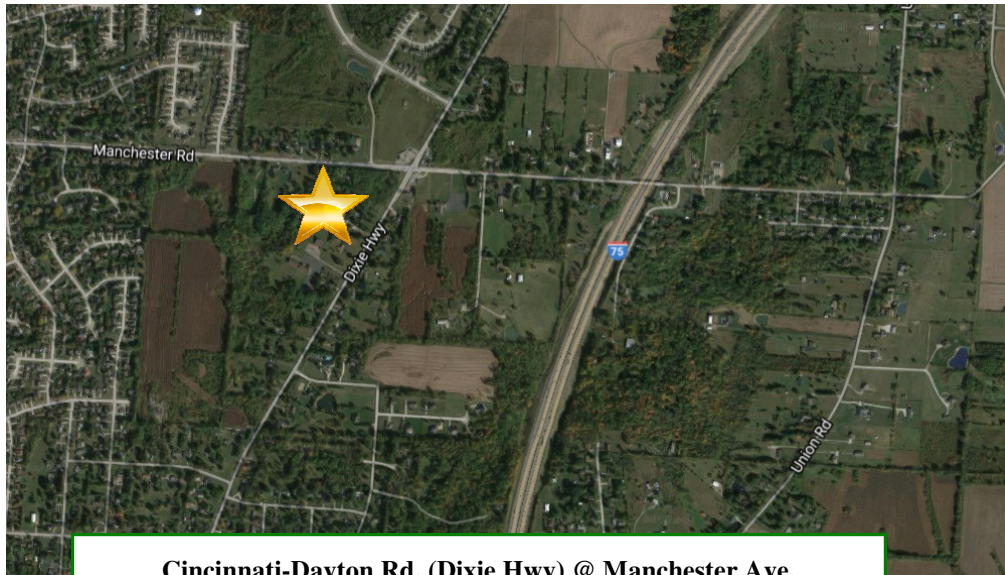


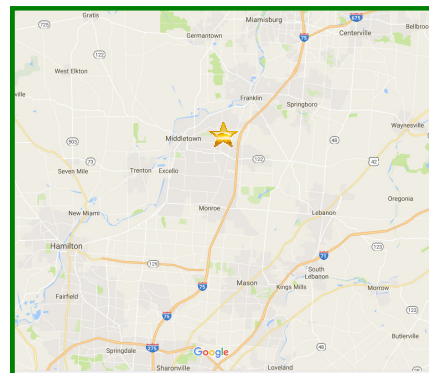
Capital Real Estate Partners, LLC

AVAILABLE FOR SALE Prime Development Land



Cincinnati-Dayton Rd. (Dixie Hwy) @ Manchester Ave.

- **Great Commercial Corner Opportunity**
- **Growing Commercial Area**
- **790 foot road frontage**
- **1.779 Acres**
- **Rezone required for commercial use**



For further information, please contact:

Larry Wood
(513) 762-7622

E-mail: larry.wood@capitalrealestate.org

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

COMMERCIAL
Real Estate



General Specifications

Property ID:	0705326023 (Warren County auditor's office)
Property Type:	Commercial
Municipality:	City of Middletown
Land Area:	1.779 Acres
Zoning:	Residential
Lot Dimensions:	443' X 348'
Sewer:	City of Middletown
Water:	City of Middletown
Electric:	Duke Energy
Gas:	Duke Energy

Sale Price **\$275,000**

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