

Commercial Building For Sale

RICHARD
FLAGEL REALTY
INC.

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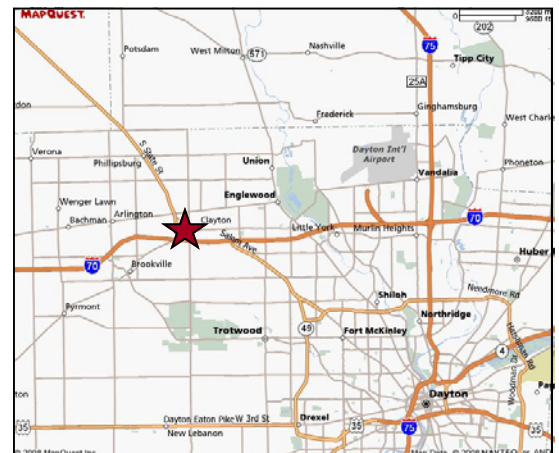


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7244 Pleasant Plain Rd.
Clayton, Ohio 45315

11,160 sf building on 1.16 acres for sale - \$440,000
Currently zoned B-2; General Business District
Clear span building with 14' - 16' ceilings,
9 - 14' overhead doors (3 - 14' wide; 6 - 12' wide),
400 amp; 220 volt service
20 restaurants within a 5 minute drive.



This site is only 2 minutes from I-70 with easy access. Clayton is also served by State Routes 40, 48 and 49. These transportation arteries allow for easy access to one of the nation's largest overnight highway markets.



8120 Washington Village Drive, Dayton, Ohio 45458 • 937-433-4123 • 937-433-4093 Fax
"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice."



Commercial Building For Sale

PERMITTED USES include:

Antiques
Agriculture implement sales & service
Appliance sales & service
Automobile accessories
Carpet/Floor covering sales
Farm supply store
Hardware
General Contractor service and repair
Indoor Recreation/Sports facility
Tent and Awning sales & service

POSSIBLE USES may include:

Light Industrial*
Distribution Center*

* if rezoned, which may be considered by township



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9/28/09

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