



- Located at 4503 S. Dixie Dr in Moraine, OH
- 2.199 acres total selling for \$495,000
- Enterprise zone
- Zoned B-1
- Flat
- Real estate taxes to be determined
- DP&L electric, Vectren gas, Water and Sewer public
- Located in the middle of the highly traveled S. Dixie Hwy. Cars will see this location traveling both directions
- Minutes from Kettering, Downtown Dayton, Miamisburg, Dayton Mall, and West Carrollton makes this a very centralized place to build

Selling price : \$ 495,000

Other Charges : Consult us

Other Fees : Consult us

Condition : B - Good

Acreage : 2

*Availability date : 2011-03-17*

**Address :**

4503 S. Dixie Dr,

45439 MORaine

Zoning : B-1 Neighborhood Business

[http://discovertheleap.com/index.php?option=com\\_jea&view=properties&Itemid=1&id=41](http://discovertheleap.com/index.php?option=com_jea&view=properties&Itemid=1&id=41)