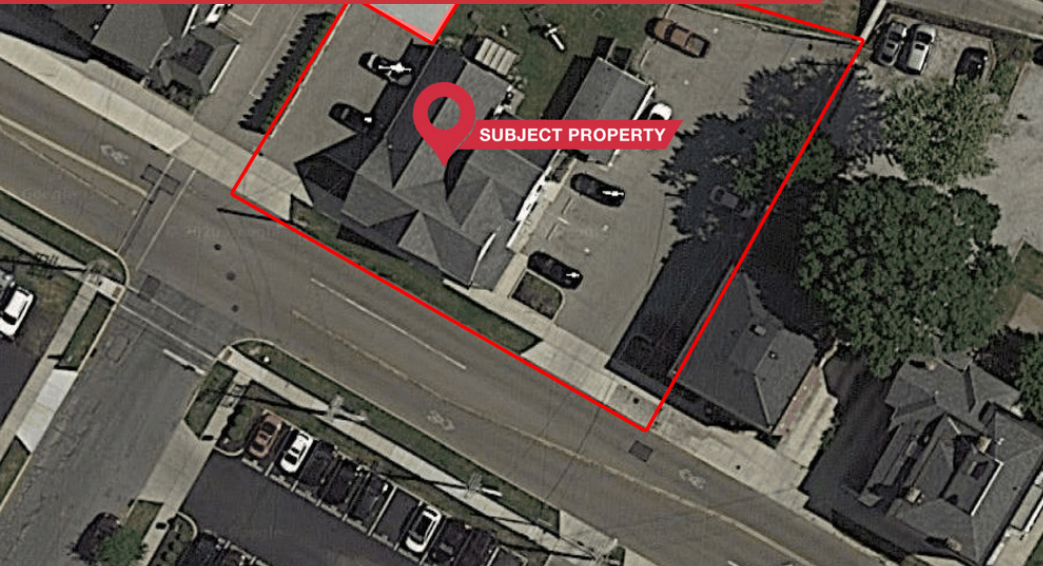


FOR SALE

21 W Water St Troy, OH 45373



OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	0.33 Acres
Year Built:	1920
Building Size:	3,455
Renovated:	2010
Zoning:	Downtown Riverfront Overlay District
Price / SF:	\$137.48

PROPERTY OVERVIEW

Great opportunity for a variety of development. This 1/3 Acre lot features views of the Great Miami River, Troy Stadium and Downtown. Ideally located just feet off of the Downtown square which has retail, restaurant and is the site of the Troy Strawberry Festival every year. Troy is the County seat for Miami County and has a historic past with ties to the Hobart Corporation and many more. Visit <https://troyohio.gov/> and <https://troymainstreet.org/> to learn more about the city and its downtown. PLEASE do not approach any tenants at the property.

PROPERTY HIGHLIGHTS

- \$475,000
- 1/3 Acre site in Downtown Troy
- Ideal for development of restaurants, retail, condos, apartments or a mixed use building
- Located across the street from the proposed parking garage
- Fantastic views of the River, Downtown and Troy Stadium

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

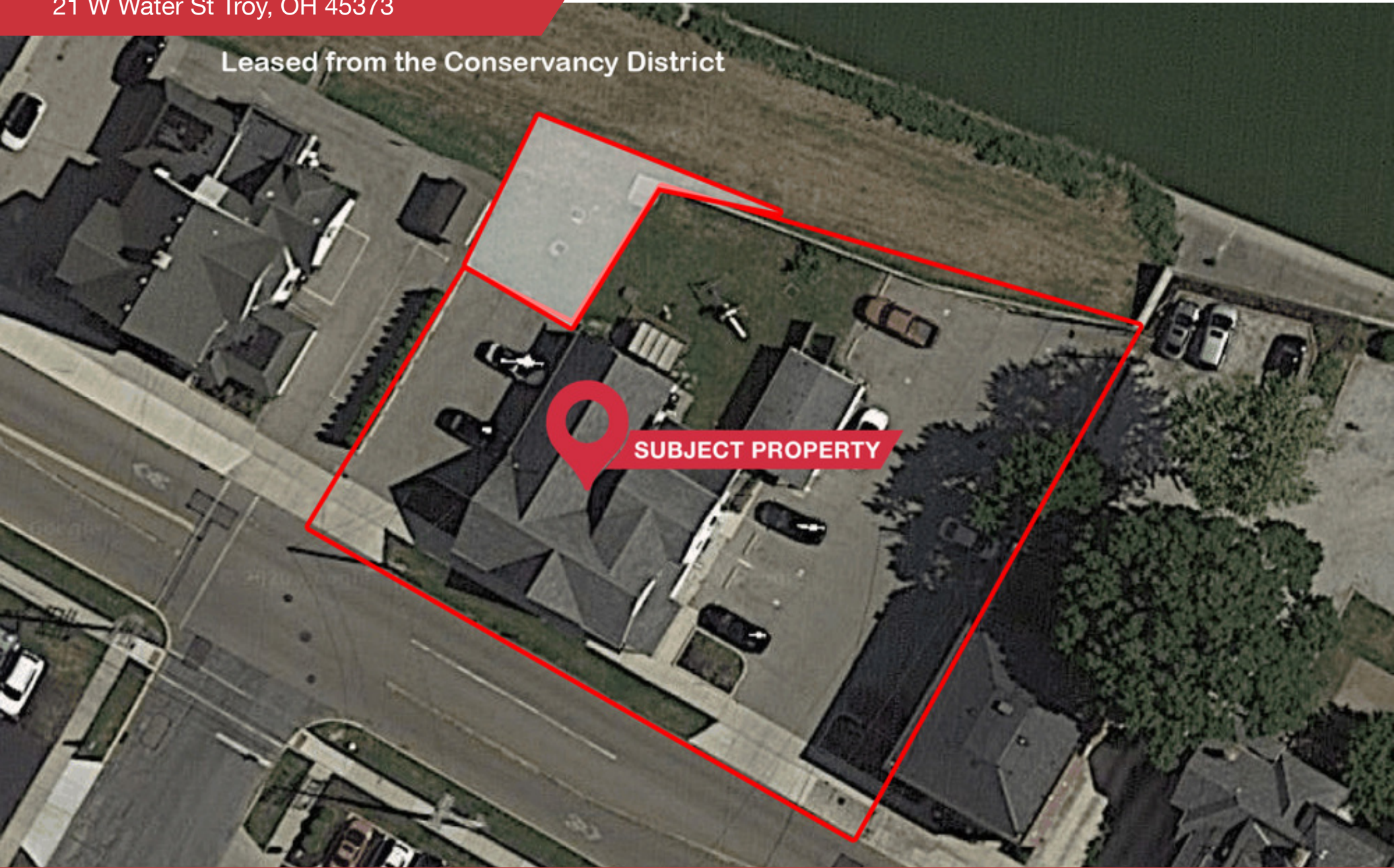
✉ **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

NALBergman

FOR SALE

21 W Water St Troy, OH 45373

Leased from the Conservancy District



SUBJECT PROPERTY

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SITE

Google

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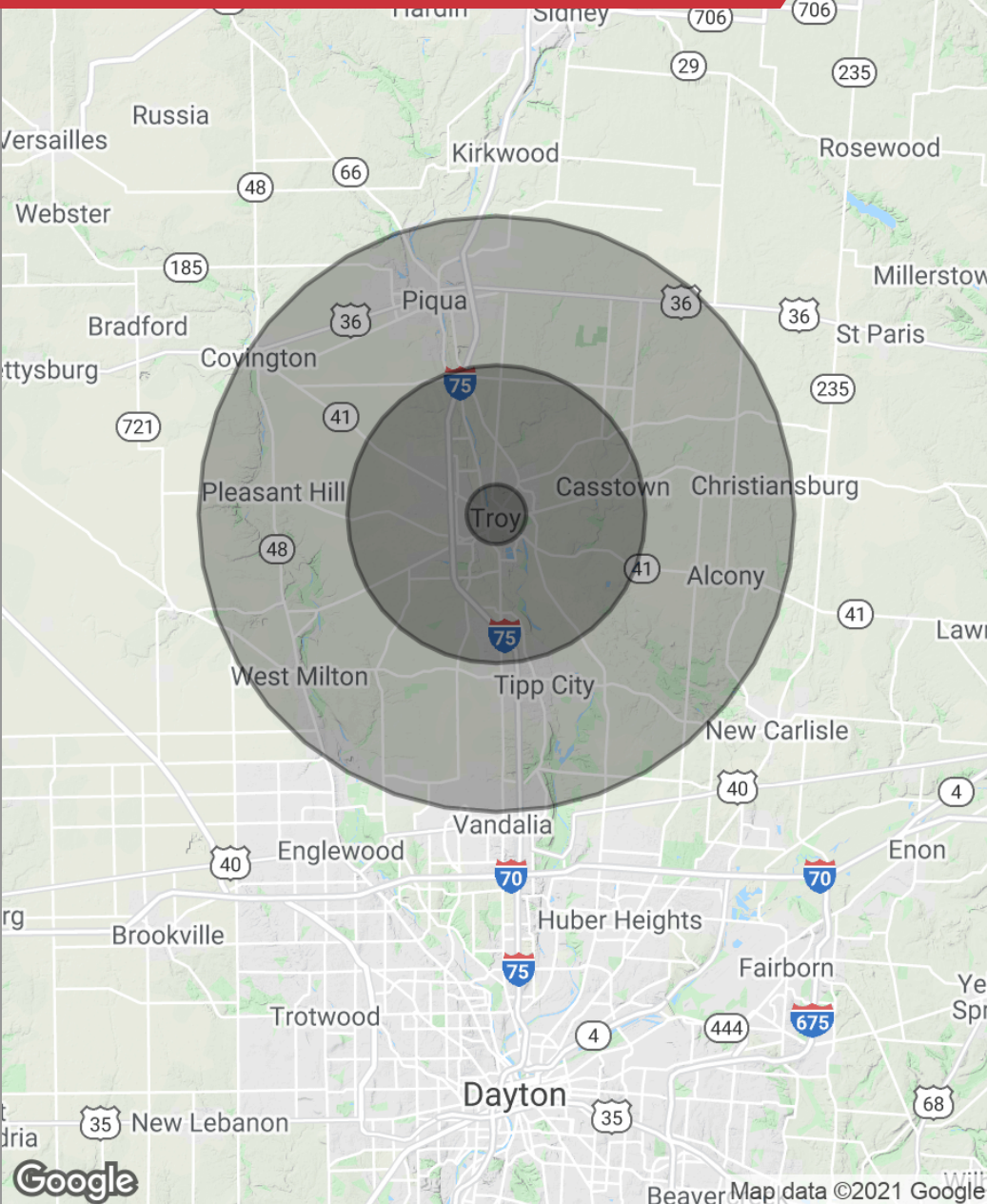
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,196	39,240	96,846
Median age	36.2	38.3	40.0
Median age (male)	35.6	36.9	38.5
Median age (Female)	36.7	39.4	41.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	919	15,822	39,316
# of persons per HH	2.4	2.5	2.5
Average HH income	\$50,124	\$63,072	\$62,344
Average house value	\$158,517	\$166,642	\$168,500

* Demographic data derived from 2010 US Census

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