



Land for Sale

3081 Valley Street
Riverside, OH 45404



Very desirable .629 acre commercial lot at the intersection of Valley Pike and Harshman Road. Can be combined with adjacent .568 acre lot to create 1.2 acre parcel. Zoned B-3. Traffic count at intersection: 47,000 vehicles per day. Lot has small house that currently has month-to-month tenants. Terrific location. Diagonally across intersection from Stebbins High School. Across from McDonalds, 200ft from KFC. Corner of Harshman Rd and Valley Pike. Pizza Hut and Bob Evens less than 1/8 mile.

[Aerial View](#) [Map & Directions](#)

For more information contact:

[Al Cummings](#) at **937-241-9047** or **Email: acummings@hricommercial.com**

Listing Price: \$175,000

Listing Price Per Acre: \$282,258

County: Montgomery

Land Use Description: Commercial

Municipality: City of Riverside

City Income Taxes: Yes

Current Zoning: B-3

Total Acres: .629

Divisible To: Can be combined with adjacent lot to create 1.2 acre parcel.

"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to error, omissions, prior sale and withdrawal from the market without notice"