THE DICKEY GROUP INC., REALTORS

JUST LISTED

$1,100,000

9947 US Route 52
Manchester, OH 45144









48.337 acres along the scenic Ohio River with an incredible 5,299.8 feet—over a mile—of Ohio River frontage and 4,911.3 feet of frontage on US Route 52! This is a rare opportunity to acquire a substantial stretch of riverfront property with exceptional investment and development potential. With extensive river and highway frontage, vacant acreage and no zoning restrictions, the possibilities are wide open. Envision riverfront homes, cabins or vacation rentals, a marina, restaurant, recreational destination, expanded camping facilities or another commercial venture that takes advantage of the property's visibility and river access. Much of the infrastructure is already in place, including county water, electric, septic systems and a concrete river ramp. An established seasonal campground, three year-round rentals and a community shelter house add existing improvements and income-producing potential. A rare opportunity to own a major stretch of the Ohio River and bring your vision to life!

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