

PRICE REDUCTION!



3230 DAYTON XENIA ROAD
DAYTON, OHIO 45434



Property Highlights:

Square Feet: 2,124 SF

Sale Price: ~~\$495,000~~ \$475,000

Lease Rate: \$19.00 NNN SF/Year

Traffic Count: 16,127 Vehicles/Day

- ✓ Prime Location on Highly Traveled Road
- ✓ Redevelopment Opportunity
- ✓ Potential for Four Offices and One Conference Room
- ✓ Detached Storage/Garage



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Land: .28 Acres

Clear Height: 2 Stories

Parking: 10 Spaces

Utilities: All Utilities

HVAC Plant: Heating & Air Conditioning

Lighting: T-8

Zoning: B2 - Designed to accommodate a wide range of commercial activities and services.

Parcel Number: B42-0005-0005-0-0103-00

Annual Taxes: \$8,064.88



Scan for more info



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