

TURNKEY EDUCATIONAL CENTER

702 ALBERT STREET, ENGLEWOOD, OH 45322

SAVE 18-24 Months on Zoning for Educational Use!!



Property Lines are Estimated

27,510 SF SINGLE-STORY BUILDING SITUATED ON 7.0 ACRES

Introducing a prime investment or owner/user opportunity in the heart of Englewood, 702 Albert St presents a turn-key educational center in a 27,510 SF single-story building. Boasting 18 classrooms, an administrative area, and a 2,250 SF cafeteria/gymnasium with a fully equipped commercial kitchen, this property is perfectly suited for a school user. Situated on 7.0 acres of land and featuring a 40' x 60' outdoor pavilion added in 2021, the property offers ample outdoor space for various activities. Numerous improvements in 2019 including new parking lot lighting, new gymnasium lighting, new drinking water fixtures, new fire alarm system and plumbing upgrades. Zoned R-3 Residential District and strategically located in the Dayton area, this property presents a compelling opportunity for a special purpose/school users or investors.

NAIOhio Equities

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PROPERTY SUMMARY



Address 702 Albert Street,
Englewood, OH 45322

Sale Price Contact Agent for Pricing
Guidance

Acres 7.0

Square Footage 27,510

Occupancy 304

Current Zoning R-3 (Residential District)

County Montgomery

**County
Parcel #** M57 00121 0002

Recent Renovations

- 2021 40’ x 60’ Outdoor Pavilion
- 2019 New Parking Lot Lighting
- 2019 New Gymnasium Lighting
- 2019 New Drinking Water Fixtures
- 2019 New First Alarm System
- 2019 New Plumbing Upgrades

PROPERTY AERIAL



PROPERTY HIGHLIGHTS

- ▶ Turnkey Educational Center
- ▶ 27,510 SF Single-Story Building
- ▶ 18 Classrooms
- ▶ Administrative Area
- ▶ 2,250 SF Cafeteria/Gymnasium
- ▶ Fully Equipped Commerical Kitchen
- ▶ Situated on 7.0 Acres
- ▶ Zoned R-3 Residential District
- ▶ Strategically Located in Englewood
- ▶ Potential for Adaptive Reuse



702 Albert Street, Englewood, OH 45322

Scale 1" = 30'
(Approximate)

Rooms and areas labeled include:

- Staff Lounge
- Stage
- Cafeteria / Gymnasium
- Kitchen
- Mech. Room
- Storage
- Clinic
- Boys RR
- Girls RR
- Boys RR
- Girls RR
- Rooms 1 through 18

PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



CITY OF ENGLEWOOD & ZONING INFORMATION

Englewood, located in northwest Montgomery County, is a thriving community that is committed to economic development. It is uniquely located in the Dayton metro area, less than 10 minutes from the Dayton International Airport, and positioned with two direct access points to Interstate 70, and just 5 miles west of Interstate 75.

Englewood has a distinctive history and character proven attractive to small and mid-size employers who wish to take advantage of a location in Englewood. With outstanding access, Englewood is ideally situated for residents and businesses. The city boasts a strong employee base, diverse housing choices, numerous parks with outdoor recreational opportunities, and a business-friendly municipal government.



City of
Englewood Ohio

R-3 RESIDENTIAL DISTRICT

Purpose. The intent of the R-3 Residential District is to reserve certain land area for single-family homes on larger than average-sized lots, both to reflect some existing residential development, and to designate new, undeveloped land area for such development.

(b) Permitted Uses. The following uses shall be permitted as a use-by-right in the R-3 Residential District:

- (1) Detached single-family dwellings; and
- (2) Neighborhood and community parklands and open space.

(c) Conditionally Permitted Uses. The following uses are permitted as conditional uses in the R-3 Residential District, subject to the approval of the Board of Zoning Appeals and the subsequent issuance of a conditional use permit by the Code Enforcement Officer, which procedure is specified in Sections 1266.01 and 1268.05(f):

- (1) Cemetery;
- (2) Churches and similar places of worship;
- (3) Country club or golf course;
- (4) Kindergarten or day nursery;
- (5) Private recreation development;
- (6) Public and parochial schools;
- (7) Public utility substations or exchanges;
- (8) Fire and police stations, provided they are located adjacent to an arterial street;
- (9) Institutions of higher education, provided they are located adjacent to an arterial street; and
- (10) Hospital.

Minimum Lot Area and Width. There shall be permitted zoning lots of not less than 9,500 square feet in land area. No lot width shall be less than eighty feet.

(e) Minimum Dwelling Size. For single-family dwellings there shall be a minimum living area standard of 1,300 square feet.

(f) Maximum Building Height. No dwelling shall exceed thirty-five feet in height.

(g) Minimum Yards.

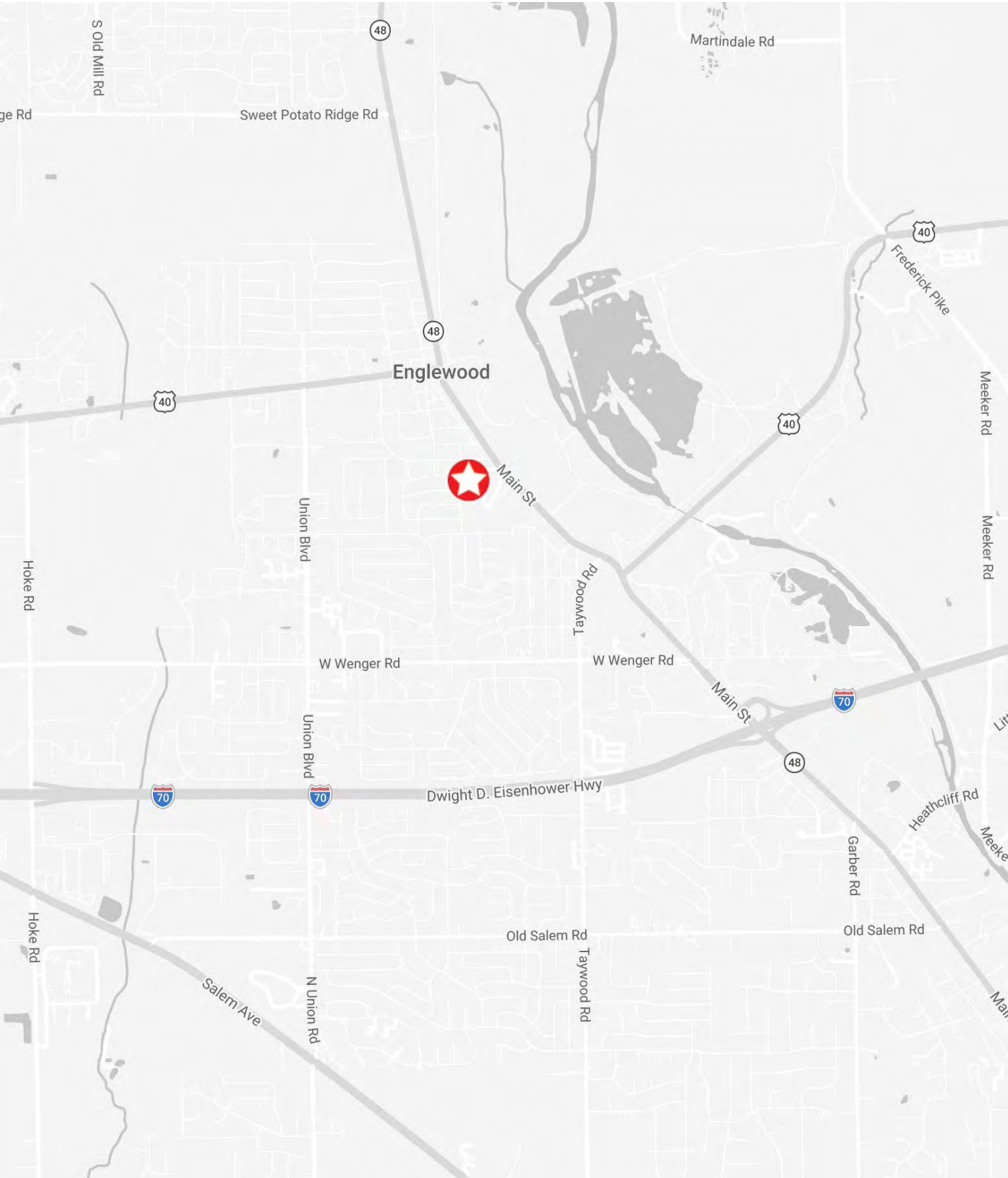
- (1) Front. There shall be a minimum setback of not less than thirty feet.

(2) Side. There shall be a minimum width on either side of not less than ten feet, with the combined width on both side yards to be not less than twenty feet.

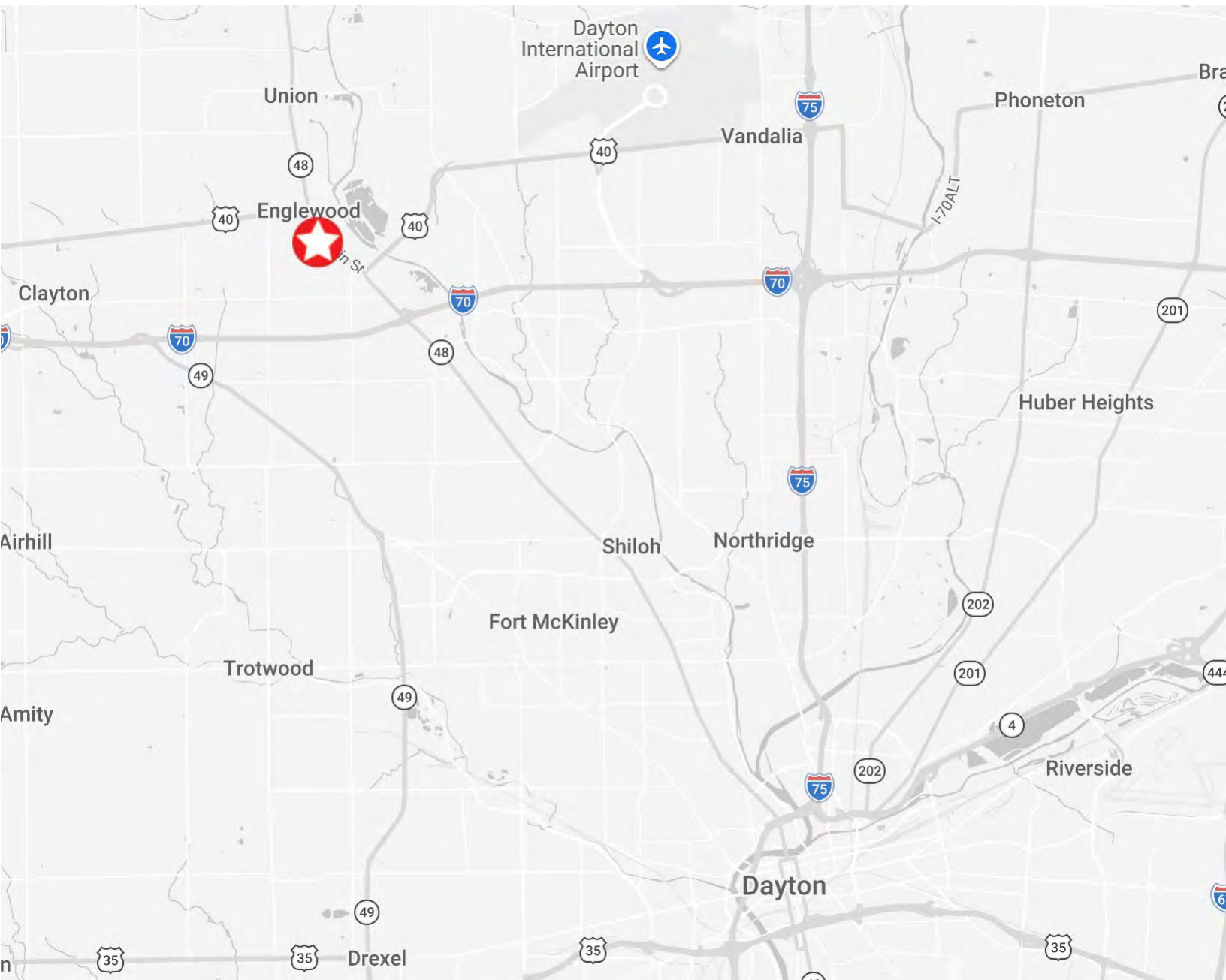
- (3) Rear. There shall be a minimum depth of not less than thirty feet.

Required Off-Street Parking. Off-street parking shall be provided in accordance with the requirements specified in Section 1266.05.

LOCATION MAP



REGIONAL MAP & DEMOGRAPHICS



CURRENT DEMOGRAPHICS



42,106 RESIDENTS



41.5 MEDIAN AGE



**\$108,539 AVERAGE
HOUSEHOLD INCOME**



**\$196,624 MEDIAN HOME
VALUE (OWNER-OCCUPIED)**



**10,186 UNDER
19 YEARS OLD**



**\$8,356 MONTHLY
HOUSEHOLD EXPENDITURE**

Based on 10 minute drive time.

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FOR MORE INFORMATION



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