



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



Flexible Commercial Space with Modern Updates in Dayton's Established Industrial Corridor



**2455 Stanley Ave,
Dayton, OH 45404**

\$495,000

\$10 per SQFT + NNN

PROPERTY FEATURES:

- **Recently remodeled with extensive interior updates, including new flooring, upgraded lighting, ceiling tiles, and finish improvements throughout**
- **Formerly a bank branch and event/reception space, suitable for retail, office, banquet, automotive, or service-oriented users**



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Bob Caperna
bcaperna@bcaperna.com
937-470-0046

Naja Long
najalong@howardhanna.com
937-963-4910

www.MiamiValleyCRE.com



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Fact Sheet

Address:	2455 Stanley Ave, Dayton, OH 45404
Price:	\$495,000 OR \$10 per SQFT + NNN
County:	Montgomery
City:	Dayton
Building Size:	3,800 SQFT
Lot Size:	0.69 AC
Year Built:	1967
Zoning:	Zoning District - I-1
Parking Spaces:	24 plus parking spots
Roof:	Up to date - Due diligence is recommended
HVAC:	Up to date - Due diligence is recommended
Electric:	Up to date - Due diligence is recommended
Restrooms:	Two restrooms
Taxes:	\$12,255.31

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

Property Description – 2455 Stanley Ave, Dayton, OH

2455 Stanley Avenue presents a versatile commercial opportunity on nearly one acre in Dayton’s established industrial corridor. The recently remodeled building features updated flooring, lighting, ceilings, and restrooms, creating a clean and functional environment suitable for a variety of commercial uses.

Zoned I-1 Light Industrial, the property offers flexibility for retail, office, automotive, showroom, event, or service-oriented operations. The site includes ample on-site parking, strong street visibility, and convenient access to major Dayton transportation routes, making it ideal for both owner-users and investors.

With its updated interior, adaptable layout, and strategic location, 2455 Stanley Avenue offers an excellent opportunity for businesses seeking functional space with long-term potential in the Dayton market.

Schedule a showing today!

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For Sale or For Lease

For Sale

1

Space Available:	3,800 SQFT
Sale Price:	\$495,000
Taxes:	\$12,255.31
Space Use:	Converted for Banquet Hall - Confirm usage with the City

For Lease

2

Space Available:	3,800 SQFT
Rental Rate:	\$10 per SQFT
Service Type:	NNN
Space Use:	Converted for Banquet Hall - Confirm usage with the City
Lease Term:	Prefers a 3 Year Lease, but Negotiable.

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MAIN BUILDING



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