

**5525 N. Main St.
Dayton, Ohio 45415**

FOR SALE



Property Highlights:

- **2,400 sq. ft. building**
- **.62 acres**
- **Long term tenant**
- **Modified Net lease**
- **16,000+ cars/day on Main**
- **Corner location**

Asking Price: \$275,000

TONY MILLER

937-903-8088

tmiller@hricommercial.com

2288 Grange Hall Rd. Beavercreek, OH 45431

HRICommercial.com

Investment Property Available

Long term tenant leasing property till August 2025. Tenant pays \$45,418 per year. Tenant pays taxes and utilities, owner pays insurance.

Call for more info.

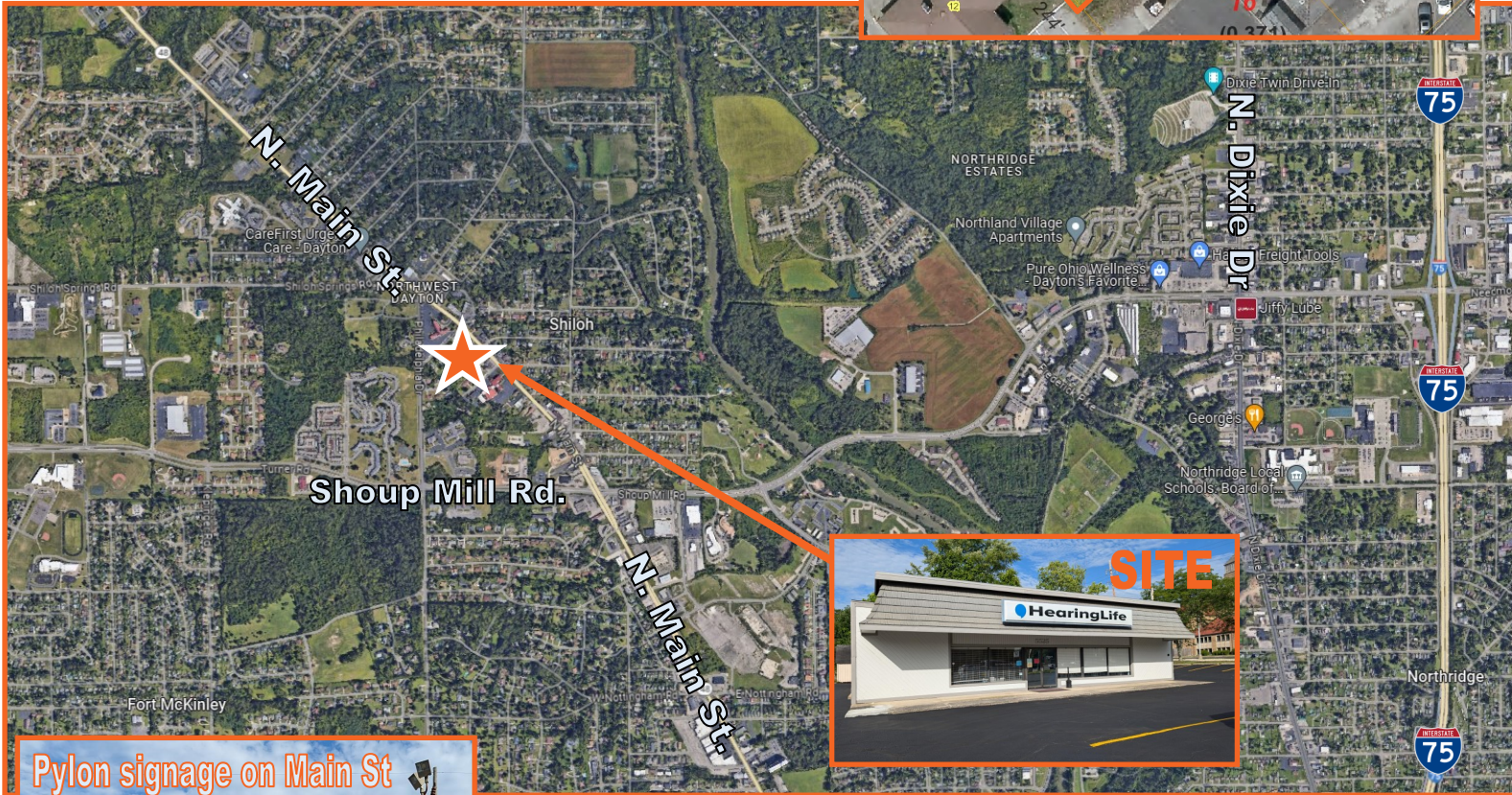


The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The

LOCATION

Close proximity to:

- I-75 (3 miles)
- I-70 (4 miles)
- St. Rt. 49 (3 miles)
- Downtown Dayton (4.5 miles)



Pylon signage on Main St



5525 N. Main St is located on N. Main St. (St. Rt. 48) in Harrison Township (no city income tax). Close proximity to many nearby amenities on Miller Lane and north near I-70.

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