



**Crest**  
Commercial Realty

**Free-Standing Building**

**FOR SALE**

*Musical Venue / Special Events Space*

4302 N. Dixie Dr., Dayton, OH 45414



**SALE PRICE: \$799,000**

*MUST SEE INSIDE!*



# Original Design Features

- Beautiful vaulted ceiling offers state-of-the-art acoustics.
- Perfect for streaming concerts, special events and stage productions.
- Original design by Gene Shiveley, Sound Engineer, Producer, Entrepreneur and Dayton native.
- Replica of Malibu Live located in Malibu, CA.

# Property Highlights

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- New "vintage" stage is made from repurposed bowling lanes.
- Stage curtain originally from the Grammy's.
- Large open reception/lobby.
- Table seating for 180 or orchestra seating for 386.
- Guest bathrooms near lobby.
- Green Room offers makeup station, full bathroom and kitchen.
- Sound room located just off lobby.

## Recent Renovations

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- New 3-phase electrical service
- LED lighting
- New flooring
- Wall treatments
- Acoustical enhancements

## Property Details

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- Building Size: 10,468 SF
- Three (3) parcels totaling 1.3 acres.
- Parcel ID's / E21 17405 0042, 0043, 0044, 0045 (Dixie Dr.)  
Parcel ID's / E21 17405 0022, 0067 (Auburndale Ave.)



# Former Speakeasy

The North Dixie strip in Harrison Township was a destination for nightclubs and bars for many years. The Venus Lounge, Tender Trap, The Pastime, Roaring Twenties Nightclub, Peppers and Sealley's are just a few of the many successful clubs that operated in North Dayton.



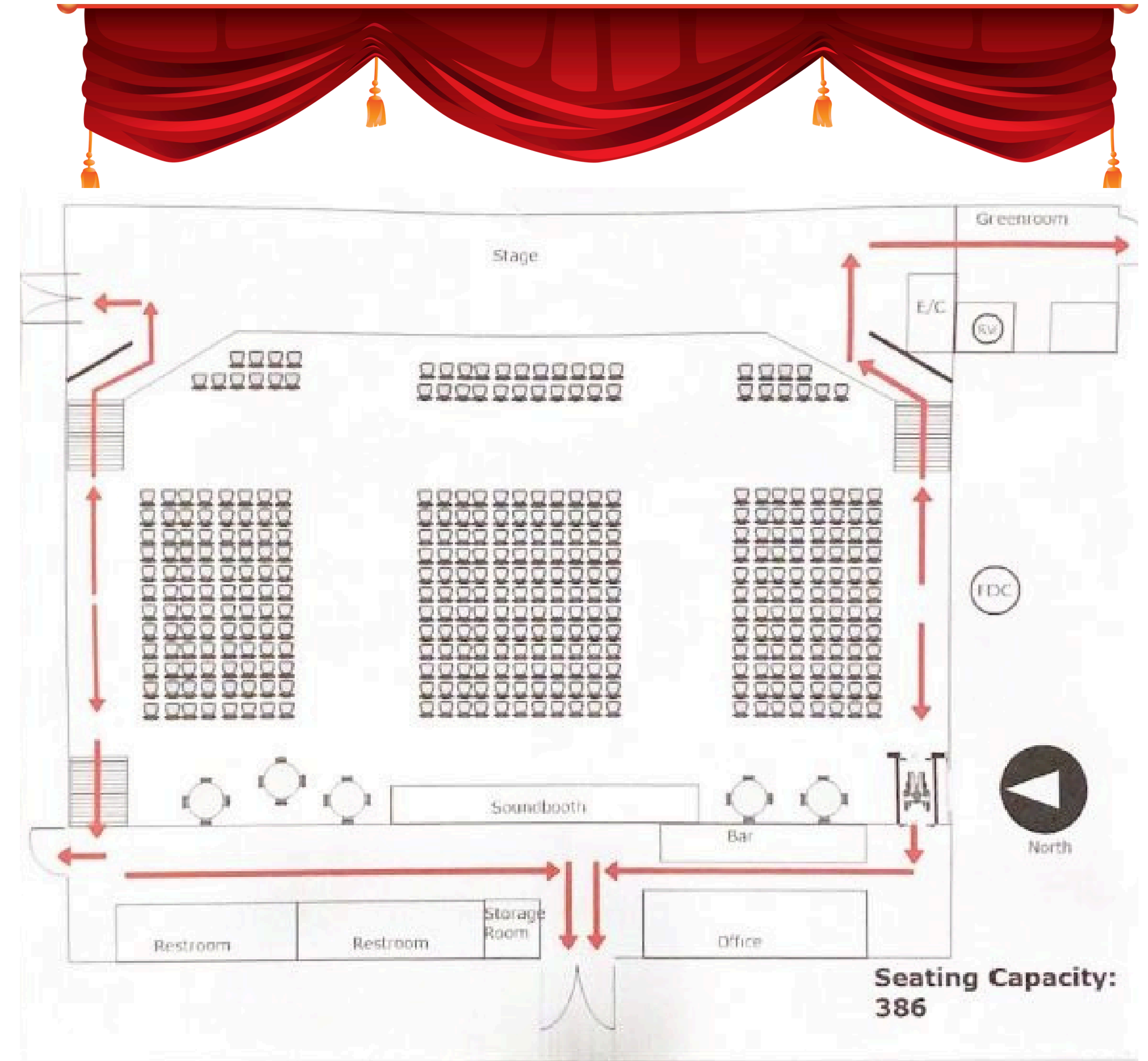
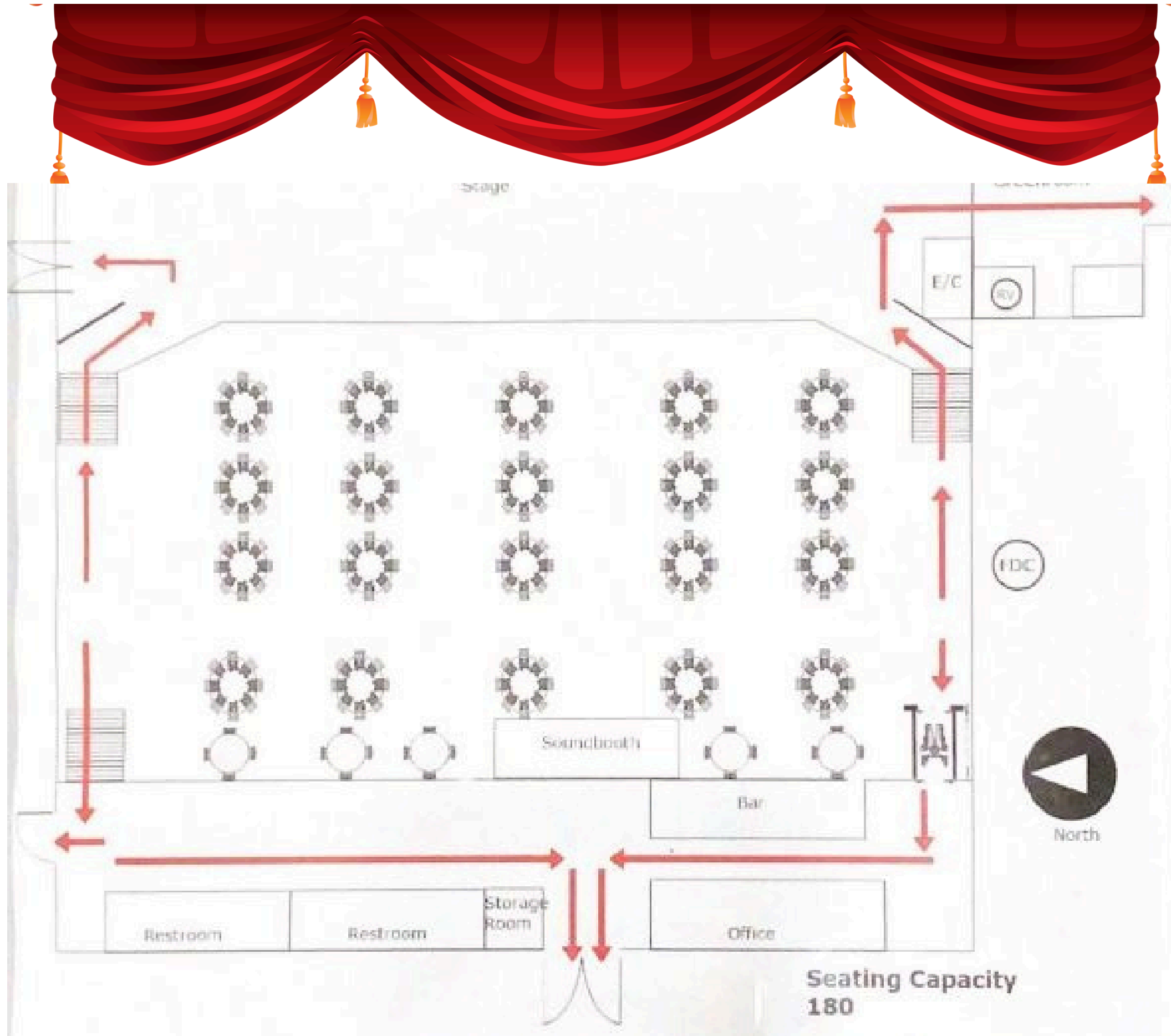
- Adjacent space features a curved bar and partially finished area for additional seating.
- Full kitchen facilities accessible from bar.
- Second bar located in lobby close to venue seating.
- Additional lower-level storage.

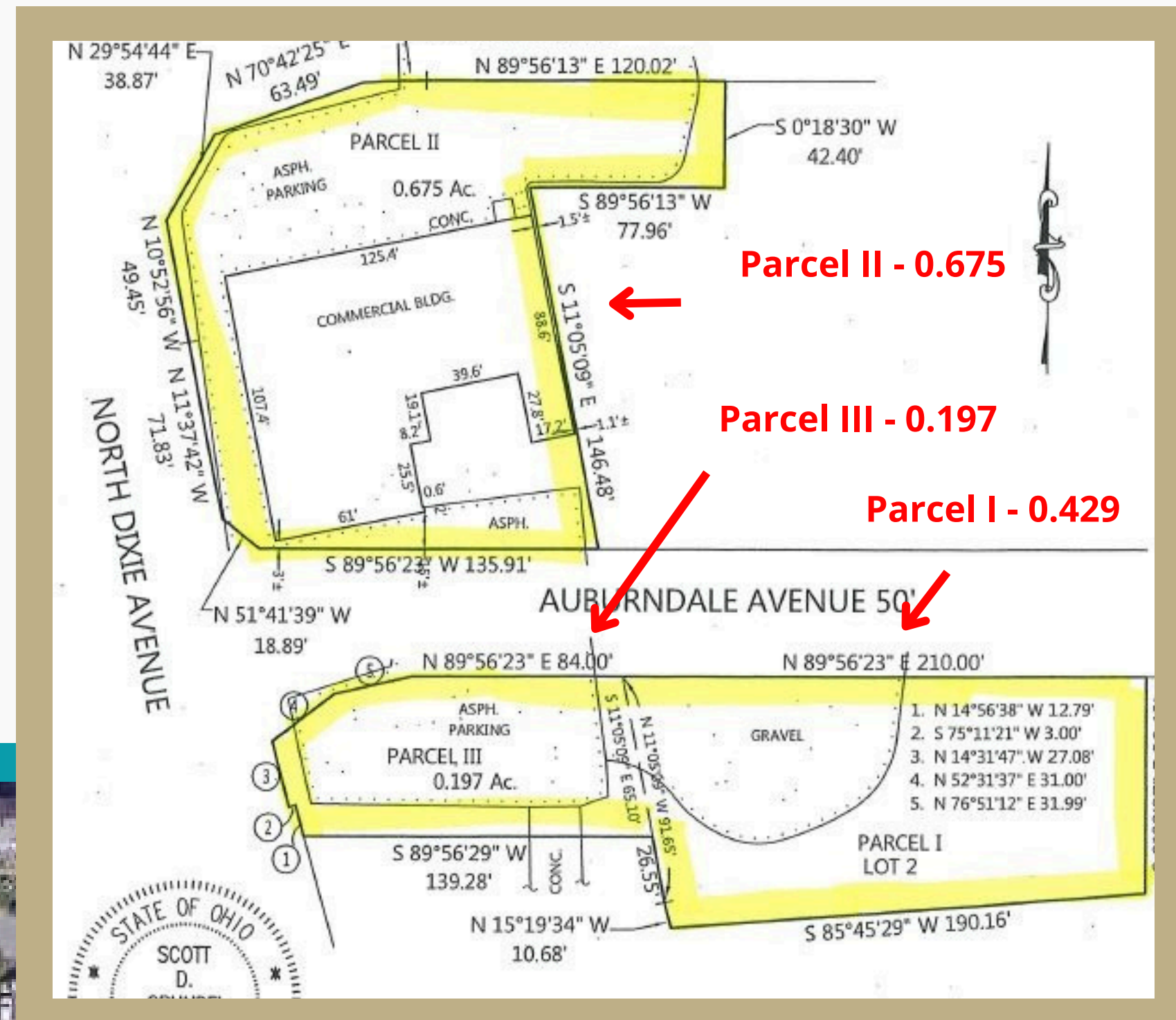
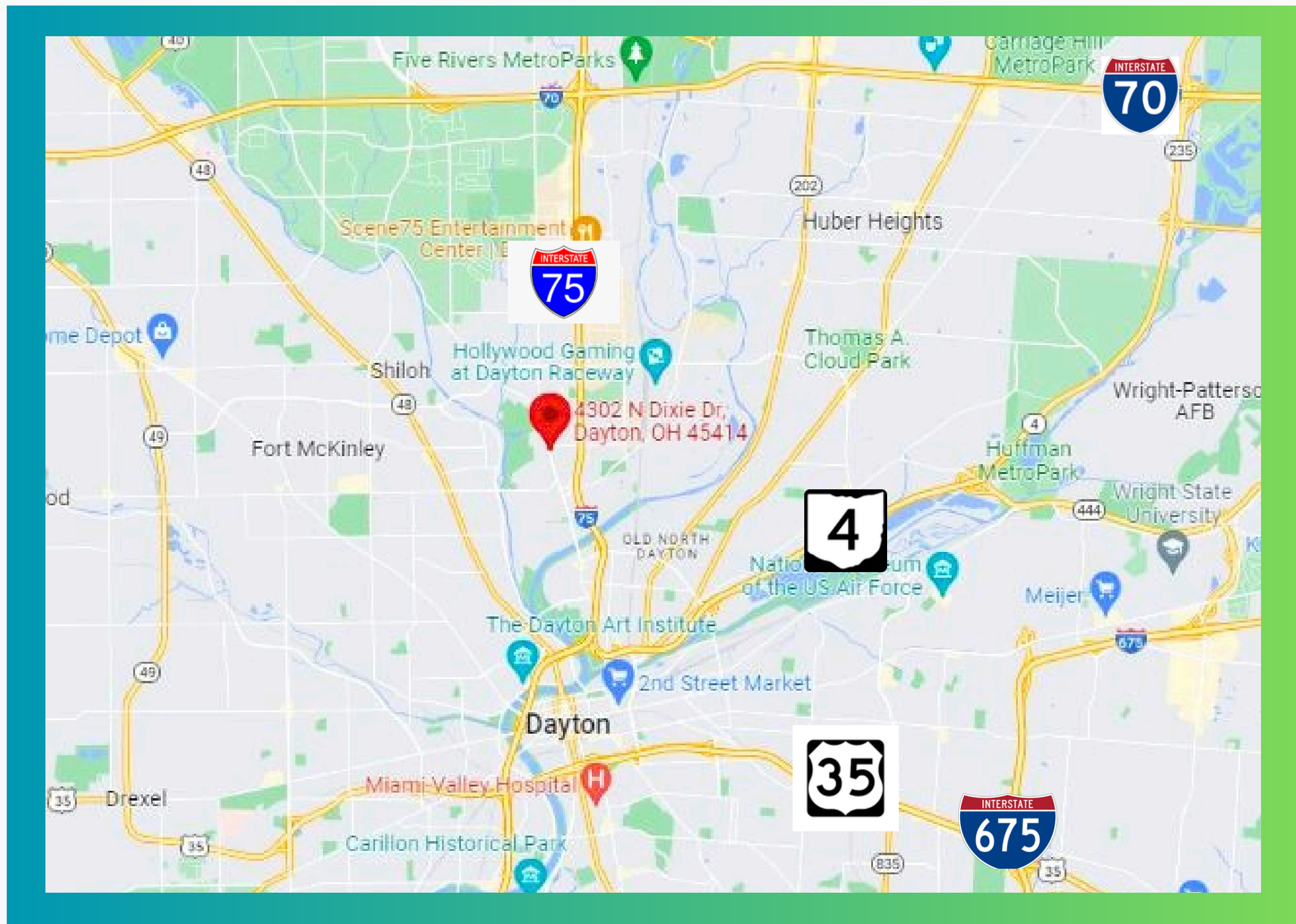
*Own a piece of Dayton history!*



# Unique Event Space

Flexible space offers multiple seating options.





# DEMOGRAPHICS

|                           | <b>2 mile</b> | <b>5 mile</b> | <b>10 mile</b> |
|---------------------------|---------------|---------------|----------------|
| <b>Population</b>         |               |               |                |
| 2022 Population           | 30,582        | 189,183       | 478,389        |
| 2027 Population Projected | 30,839        | 189,559       | 482,042        |
| <b>Household Income</b>   |               |               |                |
| 2021 Avg Household Income | \$44,201      | \$53,165      | \$67,671       |
| <b>Housing Value</b>      |               |               |                |
| Medium Home Value         | \$65,902      | \$79,890      | \$122,482      |

# Tim Albro



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