

Cross Property 360 Property View

4822 Philadelphia Drive, Dayton, OH 45405

Listing

4822 Philadelphia Dr Dayton, OH 45405

Active 06/25/2026

County: Montgomery

Listing #: 962753

Cross St: Turner

List Price: \$1,290,000



Prop Type: Multi-Family
Subdivision:
Beds: 18
Baths: 18 (18 0)
Yr Built: 1978
Primary Parcel ID: [E20 01008 0023](#)
School Dist: [Dayton](#)
DOM/CDOM: 0/0
Trans Type: Sale
 Recent Change: 06/25/2026 : NEW : ->A

Sub Type: 5+ Units
Total SqFt: 9,216
Above Grade SqFt:
Below Grade (Fin):
Below Grade (Unfin):
Sqft Source: Assessor's Data
Price/SqFt: 139.97
Lot Acres: 1.3000

Remarks

Directions: N Main St to West on turner Road, south on Philadelphia Dr.
Prop Desc: Discover an exceptional investment opportunity in this meticulously maintained 18-unit multi-family property, offering a serene living experience within a peaceful, wooded setting. Each residence boasts a private entrance, fostering a heightened sense of comfort and exclusivity for all occupants. The attractive exterior, characterized by charming pitched shingle roofs and mature landscaping, presents outstanding curb appeal, creating a welcoming residential atmosphere. This property has been diligently cared for, featuring a newer roof that underscores its enduring quality and appeal. With 18 bedrooms and 18 full bathrooms spread across a generous 9,216 square feet of living space, this single-story complex provides ample room for residents. Situated on an expansive 1.3-acre lot, there is abundant outdoor space to enjoy the tranquil surroundings. This property stands as a desirable acquisition in a vibrant neighborhood, offering both immediate returns and long-term value.

Agt Rmrks: for showings and questions, email jharrison@affordable-realtyservices.com
Show Instr/Ph: email jharrison@affordable-realtyservices.com do not call do not text/5133254403
Legal Desc: 6-2-8 10-8-24

Listing Information

Agent: [John Harrison \(HARRJOHN109\)](#)
Agent Email: jharrison@affordable-realtyservices.com
Office: [Endurance Realty & Investments \(AFFR01\)](#)
Agrmt Type: Exclusive Agency
Showing Phone: 5133254403
Type of Listing: Full Service

Preferred: (513) 325-4403 **Fax:** (855) 641-2323
Office: (513) 325-4403 **Fax:** (855) 641-2323
Agent Owned: No
Showing Instr: email jharrison@affordable-realtyservices.com do not call do not text
LockBox:
LockBox Location:

Listing Date: 06/25/2026
Entry Date: 06/25/2026
Expire Date: 06/17/2027
Original Price: \$1,290,000

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$7,348
Assessments: 0
Lot Dim: irreg
Bus Dist to Trns: n/a

LConditions:
New Construction:
Last Remodeled:

Public Viewable: Yes
Auction Date:

General Information

Gross Op Inc: \$0
Parking Sp: 18
Amps: 0
#Units/Eff: 5
#Units/3BR: 0
#Baths/2BR: 0
#Lavs/2BR: 0
MnthRnt/1BR: 0.00
Total Bldgs: 1
Dishwasher: 0
Trsh Cmpct: 0
Construction: Frame
Conditions:
Bedroom Units: Efficiency, One
Avail Financing: Conventional
Garage: None
Basement: Slab
Heat Sys: Electric, Individual Room Cont
Cooling: Wall
Parking: Lot, Private
Waterfront YN: No

Total Op Exp: 0
Stories: 1
Volts: 0
#Units/1BR: 13
#Baths/Eff: 5
#Baths/3BR: 0
#Lavs/3BR: 0
MnthRnt/2BR: 0.00
Oven/Rng: 18
Refrigerator: 18
Washer: 0

Net Op Inc: \$0
Total Units: 18
#Units/2BR: 0
#Baths/1BR: 13
#Lavs/1BR: 13
MnthRnt/Eff: 0.00
MnthRnt/3BR: 0.00
Microwave: 0
Disposal: 0
Dryer: 0

Occupancy: Tenant
Zoning: Multiple
Easement: Of Record





MLS #	Date/Time	New Val	Prev Val	Eff Date	Price	Prop Type	Change Type	DOM	Changed By
962753	06/25/26 09:21 PM	A		06/25/26	\$1,290,000	MF	New Listing		HARRJOHN109
780478	03/09/19 08:23 PM	T	A	03/09/19	\$675,000	MF	Terminated	101	HARRJOHN109
780478	11/28/18 07:22 PM	A		11/28/18	\$675,000	MF	New Listing		HARRJOHN109
774633	09/18/18 07:11 PM	T	A	09/18/18	\$675,000	MF	Terminated	2	HARRJOHN109
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269604	10/02/04 07:13 AM	A		10/02/04	\$399,900	MF	New Listing	0	MONROMAR109
243588	07/06/04 03:07 AM	X	A	07/06/04	\$399,900	MF	Expired	182	9
243588	01/05/04 06:45 PM	A		01/05/04	\$399,900	MF	New Listing	0	MONROMAR109
219928	08/13/03 03:07 AM	X	A	08/13/03	\$409,900	MF	Expired	0	9
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Tax

Owner Information

Owner Name:	Bwb Property Llc	Owner Occupied:	A
Tax Billing Address:	PO Box 691	Tax Billing City & State:	Dayton Oh
Tax Billing Zip:	45409	Tax Billing Zip+4:	0691
Mailing Carrier Route:	B009		

Location Information

School District Name:	Dayton City SD	Township:	Dayton CSD
Neighborhood Code:	C350200	Census Tract:	080300
Topography:	FLAT/LEVEL	Location Influence:	APT/CONDO COMPLEX
Property Zip Code:	45405	Property Zip+4:	1107
Property Carrier Route:	C020	Spatial Flood Zone Code:	X
Spatial Flood Panel:	39113C0161E	Spatial Flood Zone Date:	01/06/2005

Tax Information

Parcel ID 1:	E20-01008-0023	Lot #:	23
% Improved:	80	Tax Area:	E20
Legal Description:	6-2-8 10-8-24		

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$133,380	\$133,380	\$133,380
Assessed Value - Land	\$27,340	\$27,340	\$27,340
Assessed Value - Improved	\$106,040	\$106,040	\$106,040
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$381,070	\$381,070	\$381,070
Market Value - Land	\$78,110	\$78,110	\$78,110
Market Value - Improved	\$302,960	\$302,960	\$302,960
Tax Year	2025	2024	2023
Total Tax	\$17,768.21	\$17,921.50	\$16,692.03
Change (\$)	-\$153	\$1,229	
Change (%)	-1%	7%	

Characteristics

Land Use - County:	Apts 4-19 Units	Land Use - State:	Commercial
Land Use - CoreLogic:	Apartment	Lot Acres:	1.300
Lot Sq Ft:	56,628	# of Buildings:	2
Total Units:	19	Year Built:	1978
Building Type:	Apartment Garden	Building Sq Ft:	9,216
Gross Sq Ft:	9,216	Total Baths:	4
Full Baths:	4.000	Electric Service Type:	AVAILABLE
Water:	TYPE UNKNOWN	Sewer:	Type Unknown
Garage Capacity:	0		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Asp/Blacktop Paving	S	12,000			1978

Photos



An aerial perspective reveals twin buildings nestled amidst lush greenery, with convenient parking and road access.



An aerial perspective showcases a multi-unit property with ample parking, surrounded by mature trees and verdant lawns.



A classic facade with a gentle slope and well-kept lawn, offering a serene green outlook.



A verdant lawn leads to this inviting single-level structure, offering serene living surrounded by mature trees.



Well-maintained grounds embrace this home with a sleek, contemporary facade and verdant surroundings.



Lush landscaping surrounds this duplex, offering individual entries and pathways for each unit.



A well-maintained facade features a distinctive blend of brick and siding with bright, contrasting entry doors.



A classic brick exterior blends seamlessly with the verdant lawn and mature trees, offering a private, established setting.



Mature trees and a lush lawn frame the brick-clad structure, offering a welcoming entrance.



A well-maintained facade with brick accents and verdant surroundings offers inviting curb appeal.

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#Units/Eff: 5	#Units/1BR: 13	#Baths/1BR: 13
#Units/3BR: 0	#Baths/Eff: 5	#Lavs/1BR: 13
#Baths/2BR: 0	#Baths/3BR: 0	MnthRnt/Eff: 0.00
#Lavs/2BR: 0	#Lavs/3BR: 0	MnthRnt/3BR: 0.00
MnthRnt/1BR: 0.00	MnthRnt/2BR: 0.00	# Microwave: 0
Total Bldgs: 1	# Oven/Rng: 18	# Disposal: 0
# Dishwasher: 0	# Refrigerator: 18	# Dryer: 0
# Trsh Cmpct: 0	# Washer: 0	
Construction: Frame		
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Search Criteria

Street Number Search is 4822
 Street Name is like 'Philadelphia*'
 Selected 1 of 7 results.