

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

1317 Cincinnati St

Dayton, OH 45417

Exclusively Represented By:

Greg Wimberly

Sales Associate

937 979 0207

gregory.wimberly2385@gmail.com

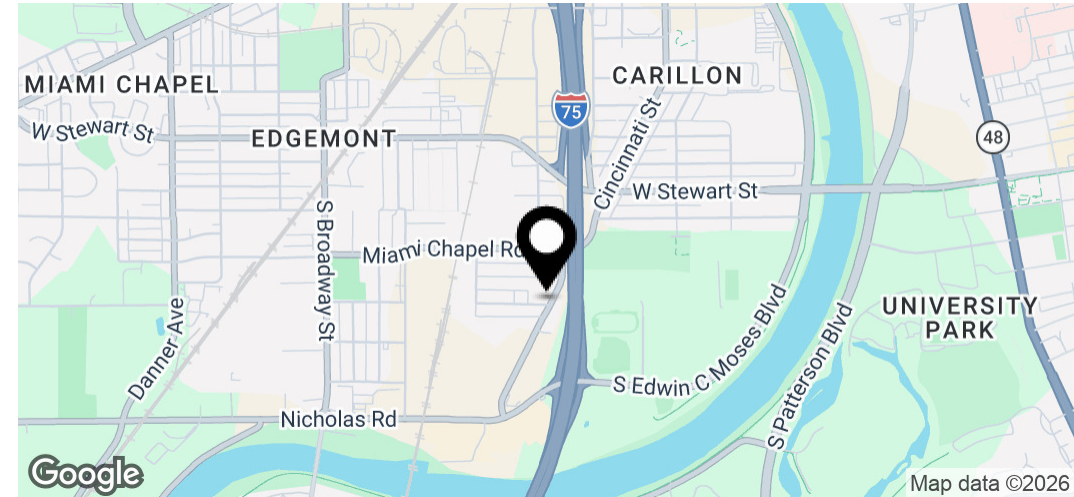
SPECIAL PURPOSE SPACE FOR SALE

1317 Cincinnati St

Dayton, OH 45417

FOR SALE

Executive Summary



Offering Summary

Price	\$750,000
Price / GSF	\$70.15
GSF	10,692 SF
Site Size	0.11 Acres
Year Built	1925

Property Overview

Introducing a prime investment opportunity at 1317 Cincinnati St, Dayton, OH! This 4,214 SF, single-unit property built in 1925 offers timeless charm and potential for a variety of special purpose uses, well-suited for a school investor. Zoned MR-5, this property presents versatile development prospects in the thriving Dayton area. With its rich heritage and ample space, this property is an ideal canvas to bring educational visions to life. Don't miss the chance to shape the future of this historic gem tailored for specialized purposes.

Property Highlights

- 10,692 SF Religious School
- Near University of Dayton
- Large Paved Parking Lot
- Conveniently Located off of High Traffic I-75 Corridor

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Beavercreek, OH 45431
937.426.7070
[View Website](#)

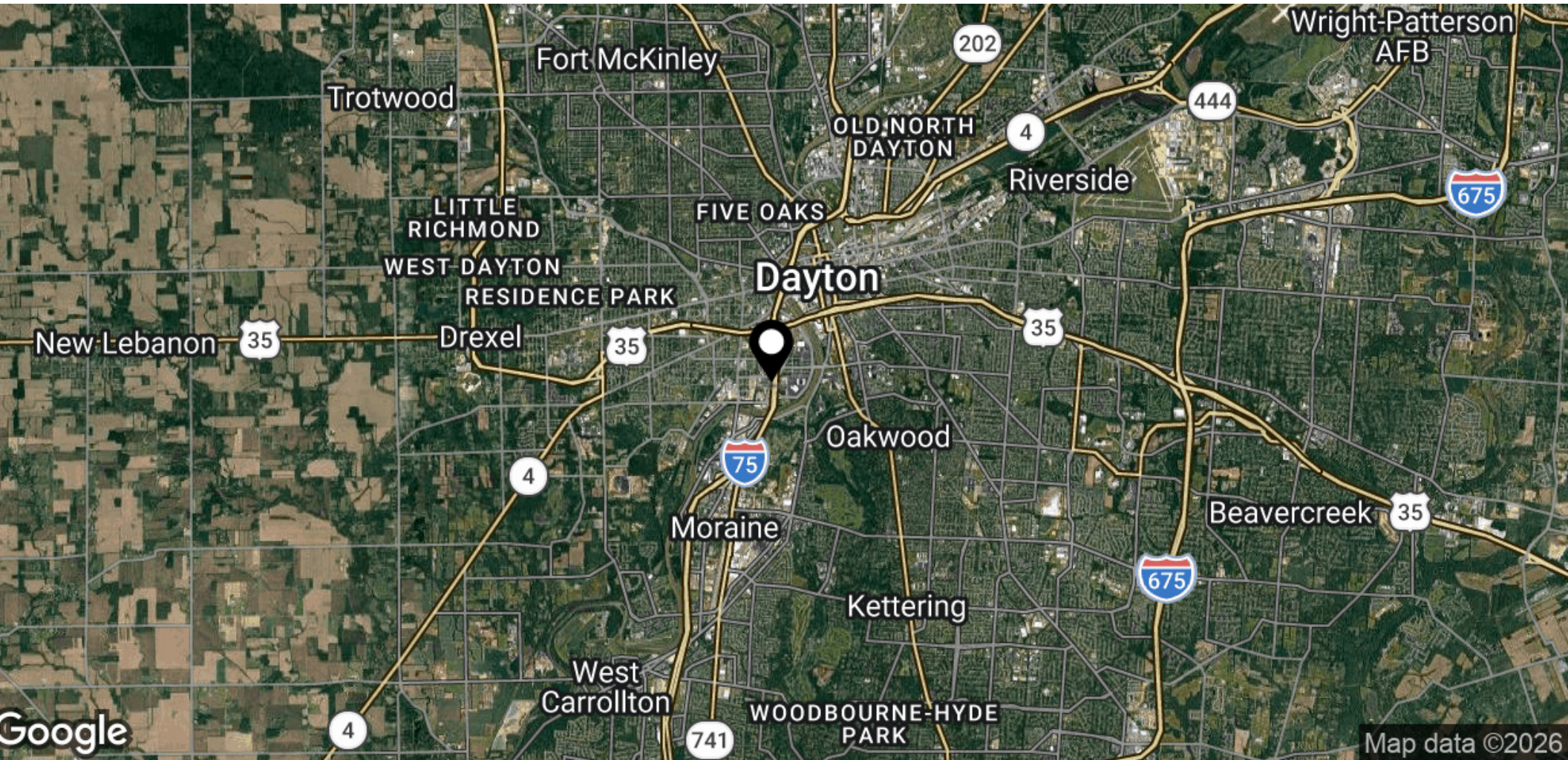
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Location Map



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Additional Photos



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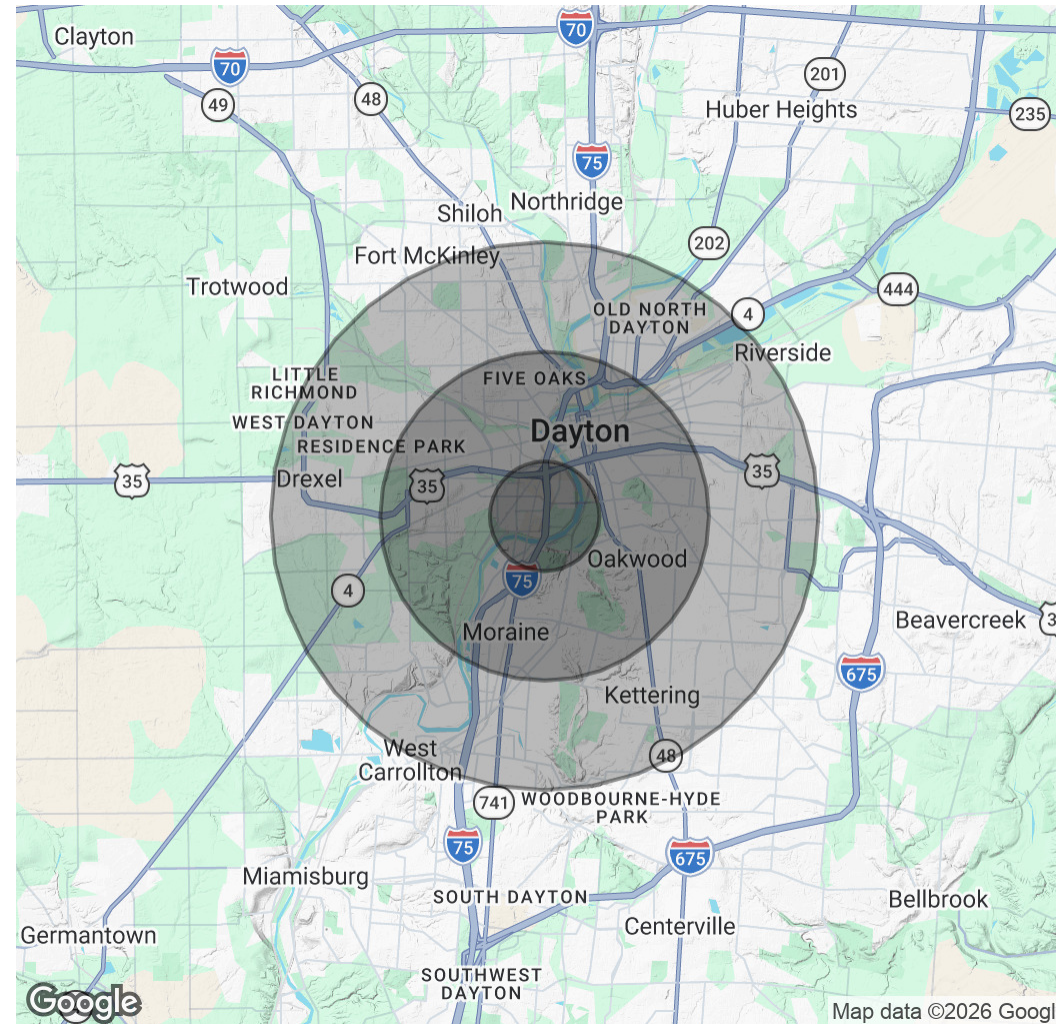
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	3,120	80,334	211,833
Average Age	32.8	35.4	37.4
Average Age (Male)	30.8	33.7	35.9
Average Age (Female)	33.8	36.2	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,235	31,785	91,176
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$48,901	\$76,928	\$71,361
Average House Value	\$87,307	\$175,287	\$147,244

2023 American Community Survey (ACS)



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