

# RETAIL/OFFICE



3230 DAYTON XENIA ROAD  
DAYTON, OHIO 45434



## Property Highlights:

**Square Feet:** 2,124 SF

**Sale Price:** \$495,000

**Lease Rate:** \$19.00 NNN SF/Year

- ✓ Prime Location on Highly Traveled Road
- ✓ Redevelopment Opportunity
- ✓ Potential for Four Offices and One Conference Room
- ✓ Detached Storage/Garage



### Tim Echemann

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### Conrad Echemann

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**Land:** .28 Acres

**Clear Height:** 2 Stories

**Parking:** 10 Spaces

**Utilities:** All Utilities

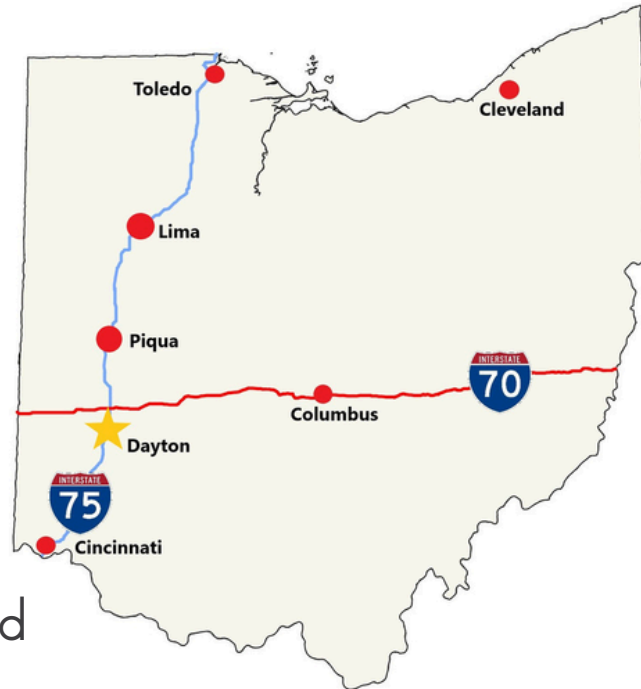
**HVAC Plant:** Heating & Air Conditioning

**Lighting:** T-8

**Zoning:** B2 - Designed to accommodate a wide range of commercial activities and services.

**Parcel Number:** B42-0005-0005-0-0103-00

**Annual Taxes:** \$8,064.88



Scan for more info



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