

FOR SALE

1400 W Stewart St
Dayton, OH 45417

CURÖ•BRKG



FOR SALE

**Fully Occupied 9-Unit Multifamily
Investment in Dayton**

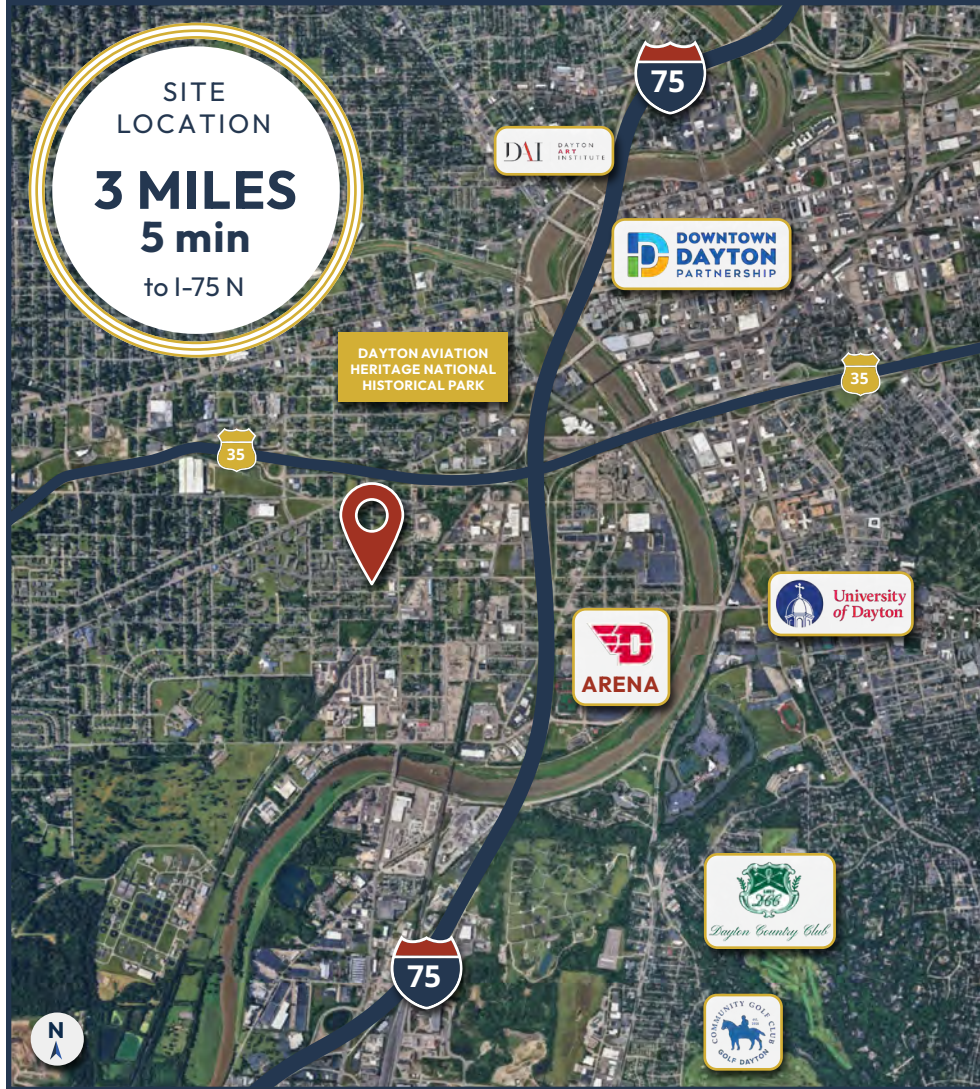
\$400,000

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PROPERTY HIGHLIGHTS



Take advantage of this rare opportunity to own a fully occupied 9-unit multifamily property located on a corner lot in Dayton's west side.

PROPERTY HIGHLIGHTS:

- 4,400 sq ft two-story building
- (9) Studio apartments – fully occupied
- Maintenance room – 1st floor with laundry hook-ups
- Private courtyard area in rear – potential for tenant enjoyment or upgrades
- PARKING - private & off street available
- Situated on a high-visibility corner lot
- Approximately 2 miles or less to downtown Dayton & 2 colleges



SITE

- » Parking: Private and Off-Street Available
- » 0.30025 Acres



ZONING

- » MF-1



PARCEL

- » R72 10403A0040



LEASE SPACE

- » 4,400 SF
- » 9 Units
- » 100% Occupied



	1 MILE	3 MILES	5 MILES
POPULATION	4,900	74,494	206,106
HOUSEHOLDS	2,079	28,160	88,941
AVERAGE HH INCOME	\$44,610	\$72,233	\$69,204
TOTAL EMPLOYEES	5,804	43,918	95,934

Info provided by US Census 2023

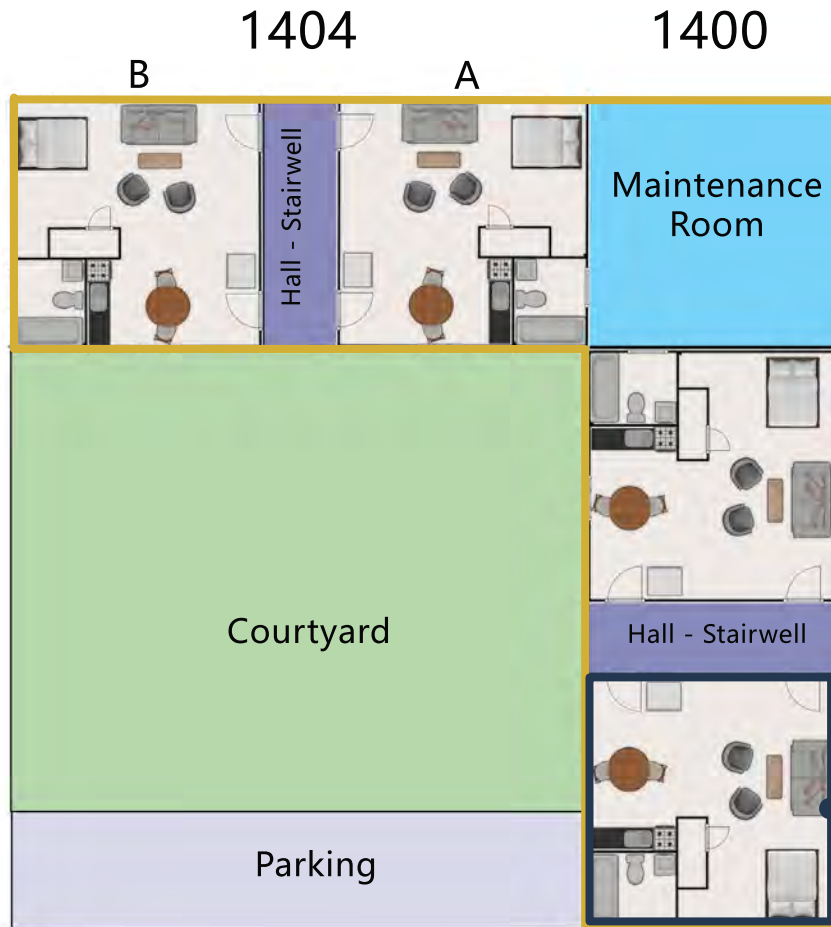
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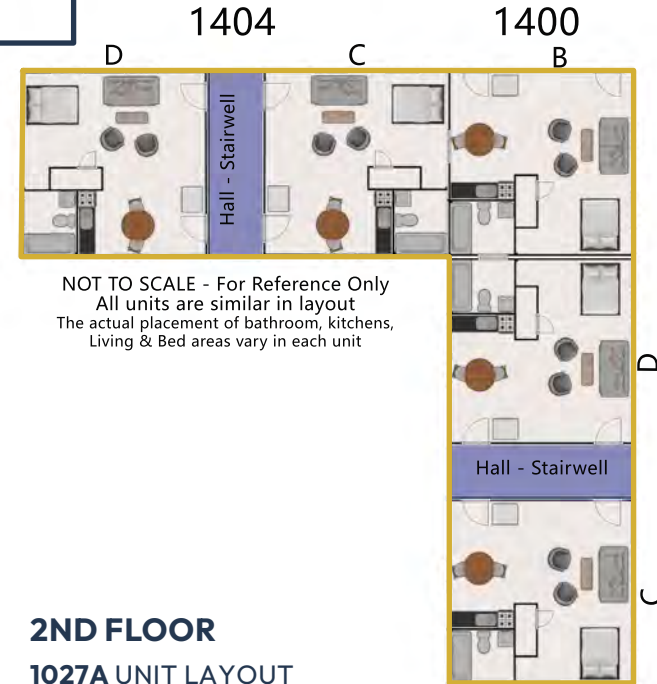
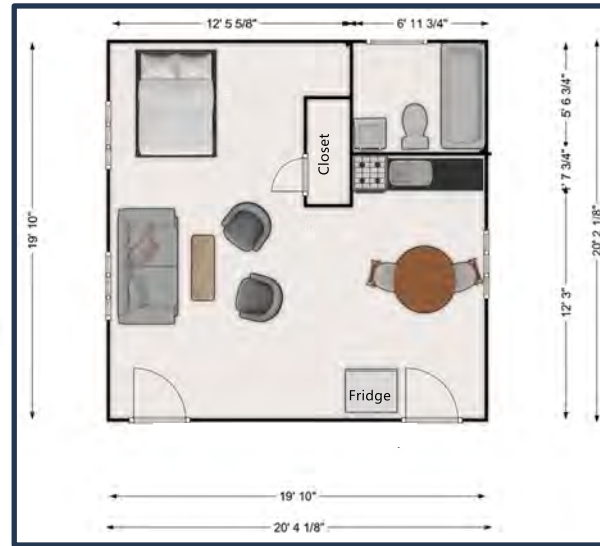
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FLOOR PLANS

1ST FLOOR



NOT TO SCALE - For Reference Only



2ND FLOOR

1027A UNIT LAYOUT

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INVESTMENT OUTLOOK

FOR SALE

Fully Occupied 9-Unit Multifamily Investment in Dayton

Address:	1400 W Stewart St Dayton, OH 45417 (1404 W Stewart & 1027 S. Paul Laurence)
County:	Montgomery County
Parcel ID:	R72 10403A0040
Price:	\$400,000
Building Size:	4,400 SF
Lot Size:	0.30025 AC
Units	9 Studio Apartments
Stories:	2
Occupancy:	100% Leased

EXPENSES:

Total Insurance:	\$5,673
Total RE Taxes:	\$11,153
Total Utilities:	\$8,203
Total CAM:	\$2,409
Total Expenses:	\$27,438

INCOME

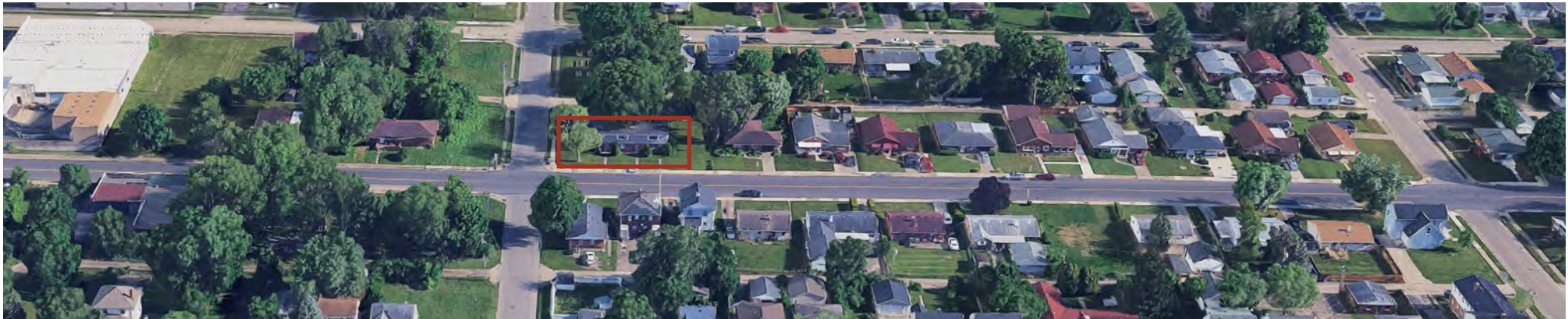
	Unit	Start	Expires	Monthly		Rent	
1027- A	Studio/1ba	05/14/25	05/14/26	\$	500	\$	6,000
1027 B	Studio/1ba	04/12/25	04/12/26	\$	500	\$	6,000
1027 C	Studio/1ba	04/01/25	04/01/26	\$	500	\$	6,000
1027 D	Studio/1ba	01/01/25	01/01/26	\$	500	\$	6,000
1027 S. Paul Laurance Dunn St				\$	2,000	\$	24,000
1400 B	Studio/1ba	08/23/18	06/01/26	\$	500	\$	6,000
1404 A	Studio/1ba	08/01/22	06/01/26	\$	675	\$	8,100
1404 B	Studio/1ba	07/24/24	07/24/26	\$	500	\$	6,000
1404 C	Studio/1ba	05/01/25	05/01/26	\$	500	\$	6,000
1404 D	Studio/1ba	06/01/25	06/01/26	\$	500	\$	6,000
Utility room							
1400-1404 Stewart St W				\$	2,675	\$	32,100
PROPERTY				\$	4,675	\$	56,100

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PROPERTY PHOTOS



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