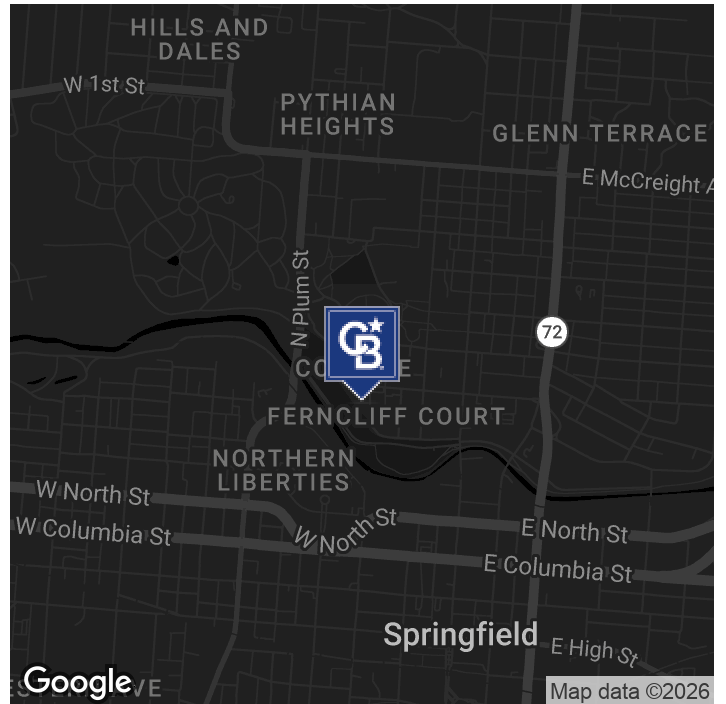


SALE

501 N WITTENBERG AVE

501 N Wittenberg Ave Springfield, OH 45504



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	8,430 SF
Lot Size:	15,484 SF
Number of Units:	14
Price / SF:	\$68.21
Year Built:	1962
Zoning:	P-IE

PROPERTY OVERVIEW

Rarely does a property this distinctive come to market. Located at 501 N. Wittenberg Avenue in Springfield, Ohio, this 8,430 square foot former sorority house is a genuine one-of-a-kind asset — architecturally significant, institutionally built, and brimming with adaptive reuse potential that few properties can match.

From the moment you step through the mid-century modern entry, the scale and character of this building make an immediate impression. The formal living and social room anchors the main floor, providing the kind of grand communal space that today's developers, operators, and creative users actively seek and rarely find. With 14 bedrooms spread across the building's footprint, the floor plan lends itself naturally to residential conversion, boutique lodging, group living, or community programming — all within a solid, well-proportioned structure built to institutional standards.

Springfield's growing development momentum — anchored by significant public and private investment in the downtown and near-campus corridors — makes the timing of this offering particularly compelling. Properties with this combination of square footage, character, bedroom count, and food service infrastructure simply do not come available often. This is a generational buy for the right operator, investor, or visionary developer.

Patrick Williams
(937) 360-9952



COLDWELL BANKER
COMMERCIAL
HERITAGE