

# CURÖ • BRKG

222 Byers Road  
Miamisburg, OH 45342



**FOR SALE \$4,500,000**

<b># OF KEYS:</b>	<b>107</b>
<b>SALE TYPE:</b>	<b>INVESTMENT</b>
<b>PROPERTY TYPE:</b>	<b>HOSPITALITY</b>
<b>PROPERTY SUB-TYPE:</b>	<b>HOTEL</b>
<b>LOT SIZE:</b>	<b>2.148 ACRES</b>
<b># OF STORIES:</b>	<b>2</b>
<b>YEAR BUILT/ RENOVATED:</b>	<b>1974/2019</b>



#### HIGHWAY

- » Highway Visibility - I-75
- » Less than a mile off of exit 44



#### LOCATION

- » 10 miles from Downtown Dayton, OH
- » 1-2 miles from Dayton Mall



#### AMENITIES:

- » Value Property
- » Surrounded by amenities



#### INVESTMENT

- » Turn key asset

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# AERIAL MAP



Miamisburg, OH has excellent location along I-75 and interchange 675, with many demand driver businesses and amenities nearby.



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# PHOTOS



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