

POTENTIAL RETAIL-DRIVE THRU FOR SALE!



7814 N Main St.
Dayton, OH 45415

PROPERTY FEATURES:

- **Great Location! - 16,756 Cars Per Day!**
- **2,797 SF on 0.47 Acres**
- **Currently Used for Storage**
- **Zoned MSD- "Main St. District"**
- **Ample Parking on Large Lot**

\$120,000



- ❑ Commercial
- ❑ Investment
- ❑ Land

Bob Caperna
bcaperna@bcaperna.com
937.470.0046

www.MiamiValleyCRE.com



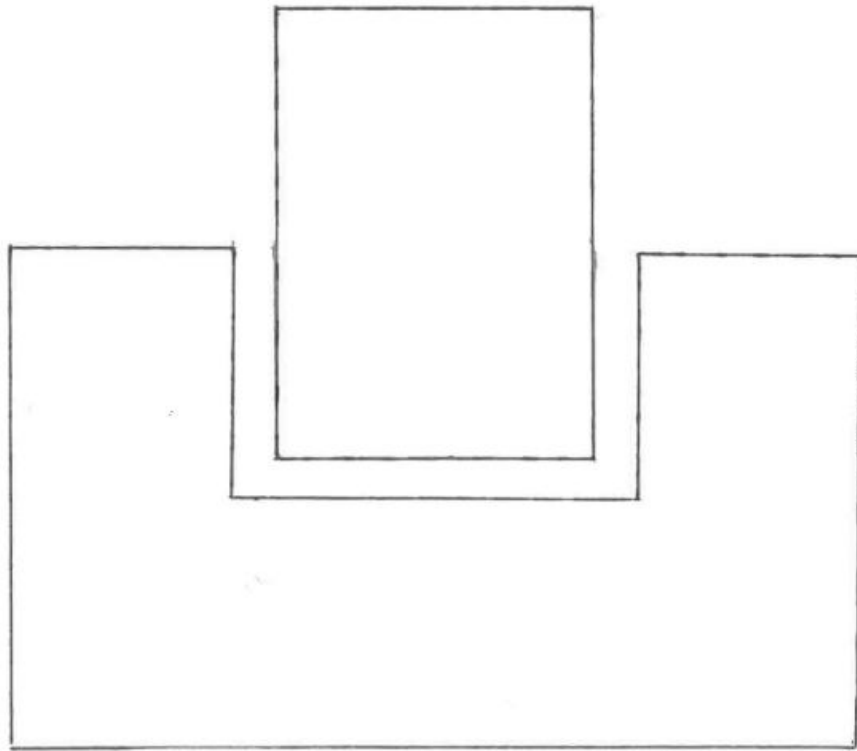
Fact Sheet

Sale Price:	\$120,000
County:	Montgomery
City:	Clayton
Building Size:	2,797 SF
Lot Size:	.4781 Acres
Year Built:	1973
Zoning:	MSD
Roof:	Metal
Electric:	200 amp
Occupancy:	Immediate
Taxes:	\$2,790.65

Property Description:

2,800 SF Commercial Retail/Storage space for sale or lease. Part of Clayton's Main Street District ideal for retail, restaurants, and offices. Please see zoning code for specific use.

Property consists of a building with an open floorplan in the front and a building with an office and bathroom in the back. Garage style building in front would be ideal for a drive through.



MAY NOT BE TO SCALE

