



FOR SALE

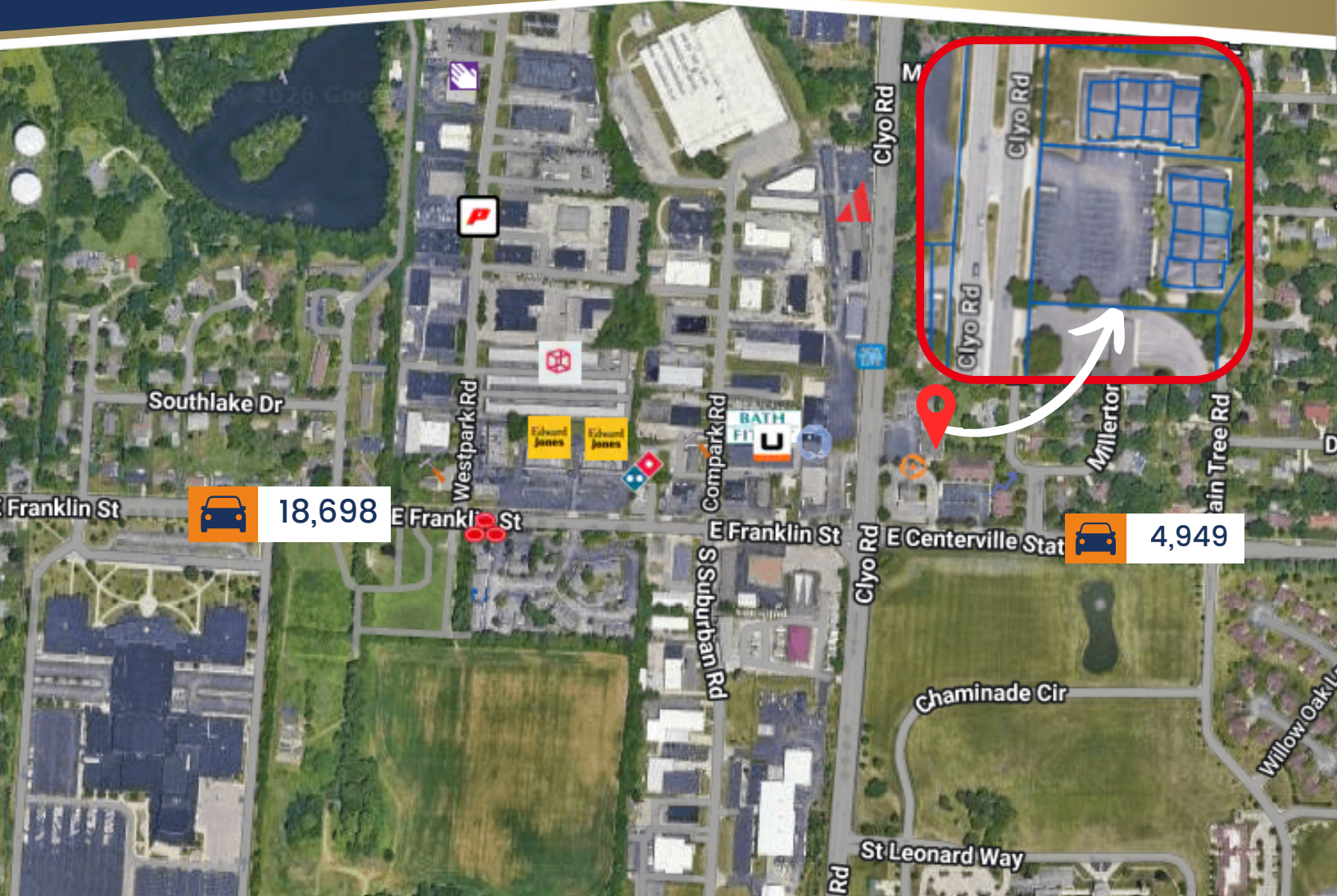
**7976 CLYO ROAD
DAYTON, OH 45459**

Property Highlights

- GREAT CONDO IN CENTERVILLE, OHIO
- 1,312 SF – 848 SF ON FIRST FLOOR, WITH 3 OFFICE, BATHROOM, AND STORAGE ROOM
- 645 SF ON SECOND FLOOR – BATHROOM, 2 WORKING AREAS, REFRIGERATOR, SINK, AND STORAGE AREA
- GREAT LOCATION – CLOSE TO SHOPPING, DINING, HOSPITAL, OFFICE, AND RESIDENTIAL
- OWNER WILL CONSIDER RENTING THE SECOND FLOOR IF IT BENEFITS BUYER OFFERING IMMEDIATE INCOME POTENTIAL
- IDEAL LOCATION FOR YOUR BUSINESS

Offered at: \$99,900





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2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	26,636	133,472	417,016
HOUSEHOLDS	11,826	56,803	171,960
HH INCOME	\$113,078	\$118,896	\$104,257

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