



3535 Salem Avenue

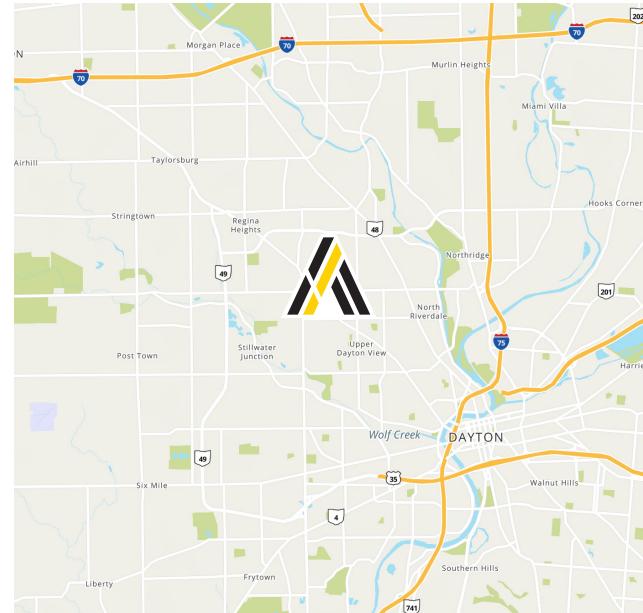
Dayton, Ohio 45406

SALE PRICE:
\$695,000

LEASE RATE:
\$7,500/MONTH
+ UTILITIES

Property Highlights

- 16,412± SF Office building for sale
- **Flexible floor plan:** Originally designed for medical use, the layout easily accommodates medical, professional office, education, or service-oriented users.
- **Abundant Parking & Functional Design:** With approximately 86+ on-site parking spaces and two (2) separate entrances, the building is well-suited for single-user operations or flexible multi-tenant layouts.
- **Business-Friendly Location - No City Income Tax:** Situated in Harrison Township, the property benefits from the absence of a city income tax, delivering a meaningful cost advantage compared to properties located within Dayton city limits.
- **Prime Visibility & Traffic Exposure:** Outstanding exposure on Salem Avenue, a major Dayton commercial corridor with exposure to 15,600+ vehicles per day providing strong visibility and branding opportunities.



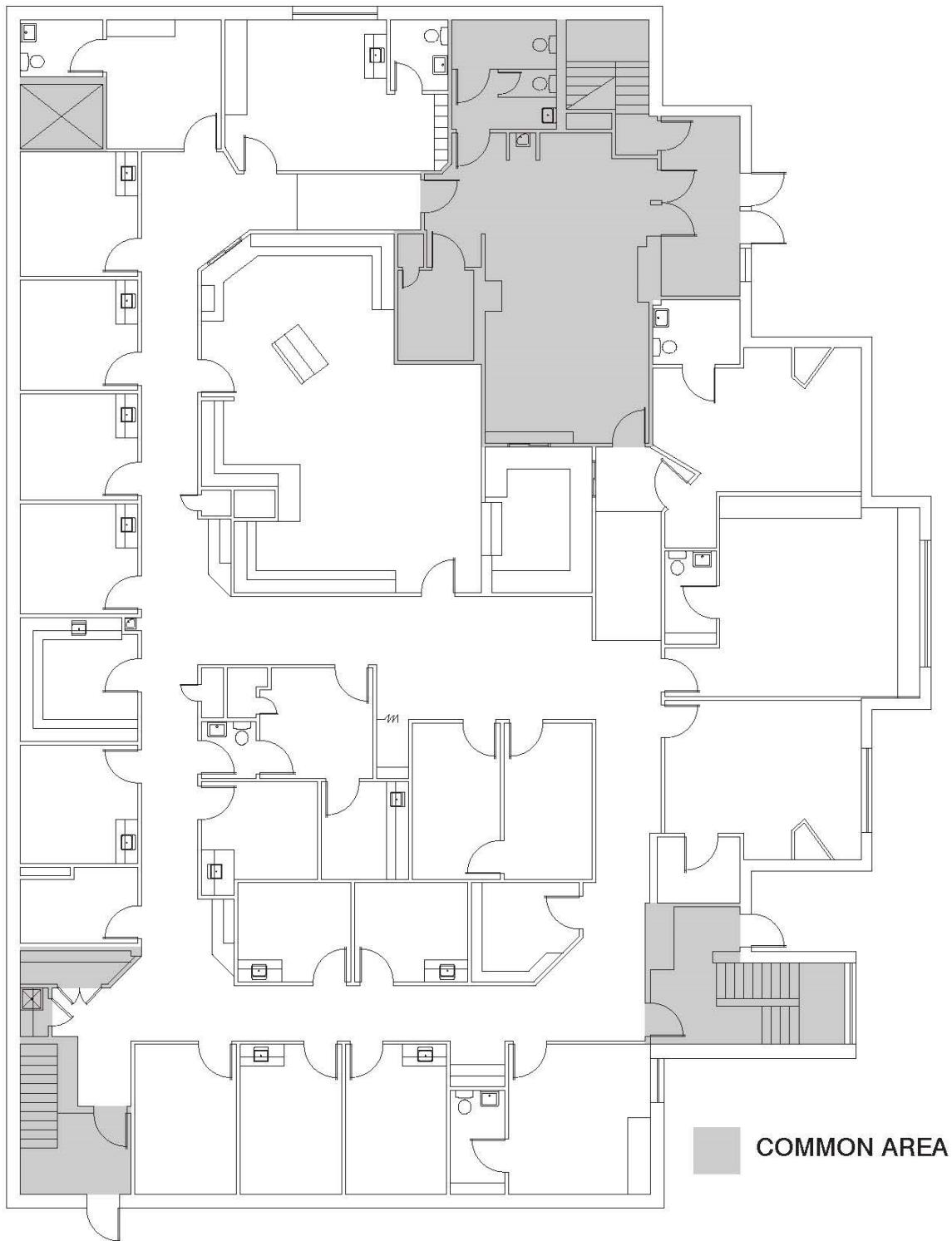
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Floor Plan

First Floor



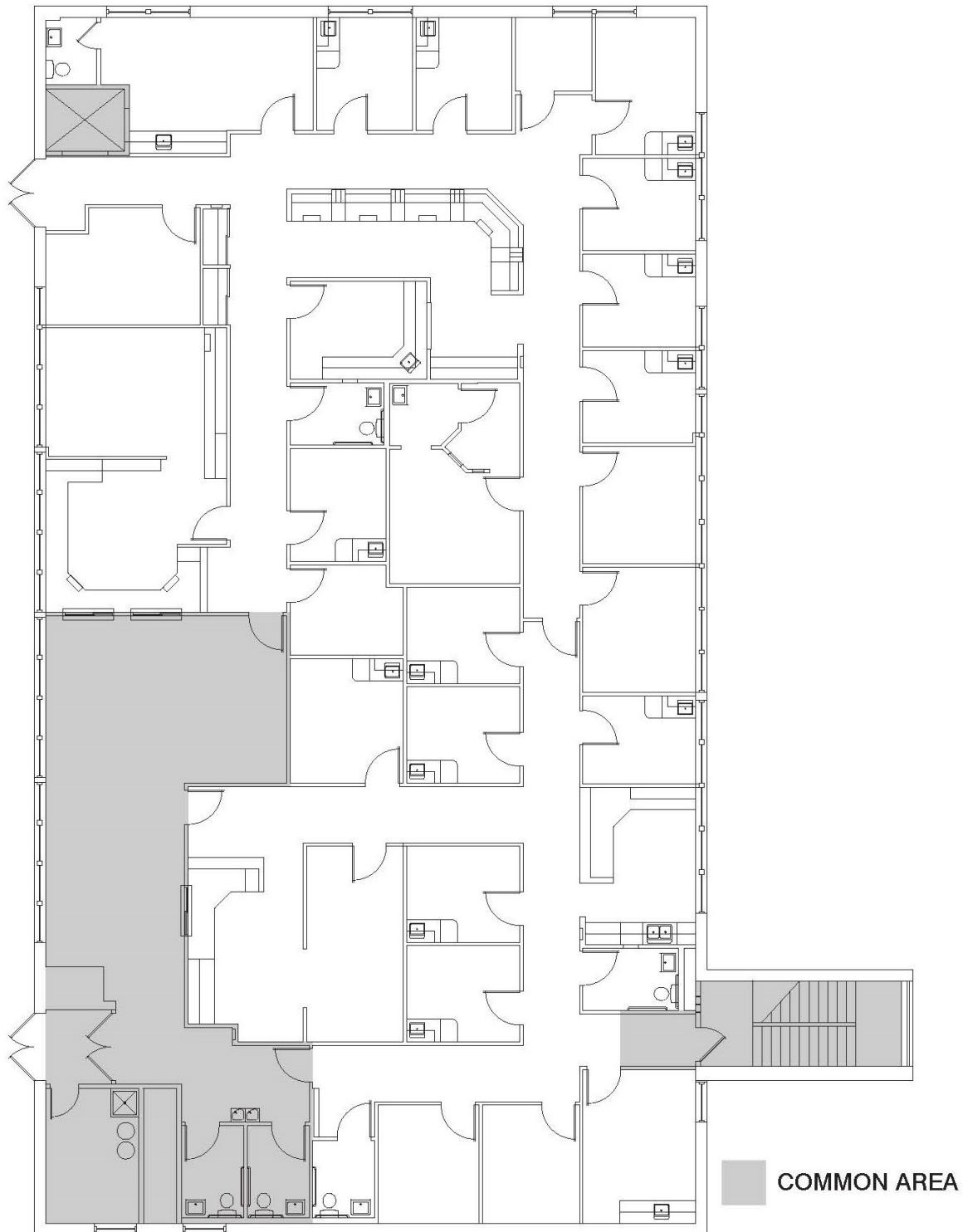
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Floor Plan

Second Floor



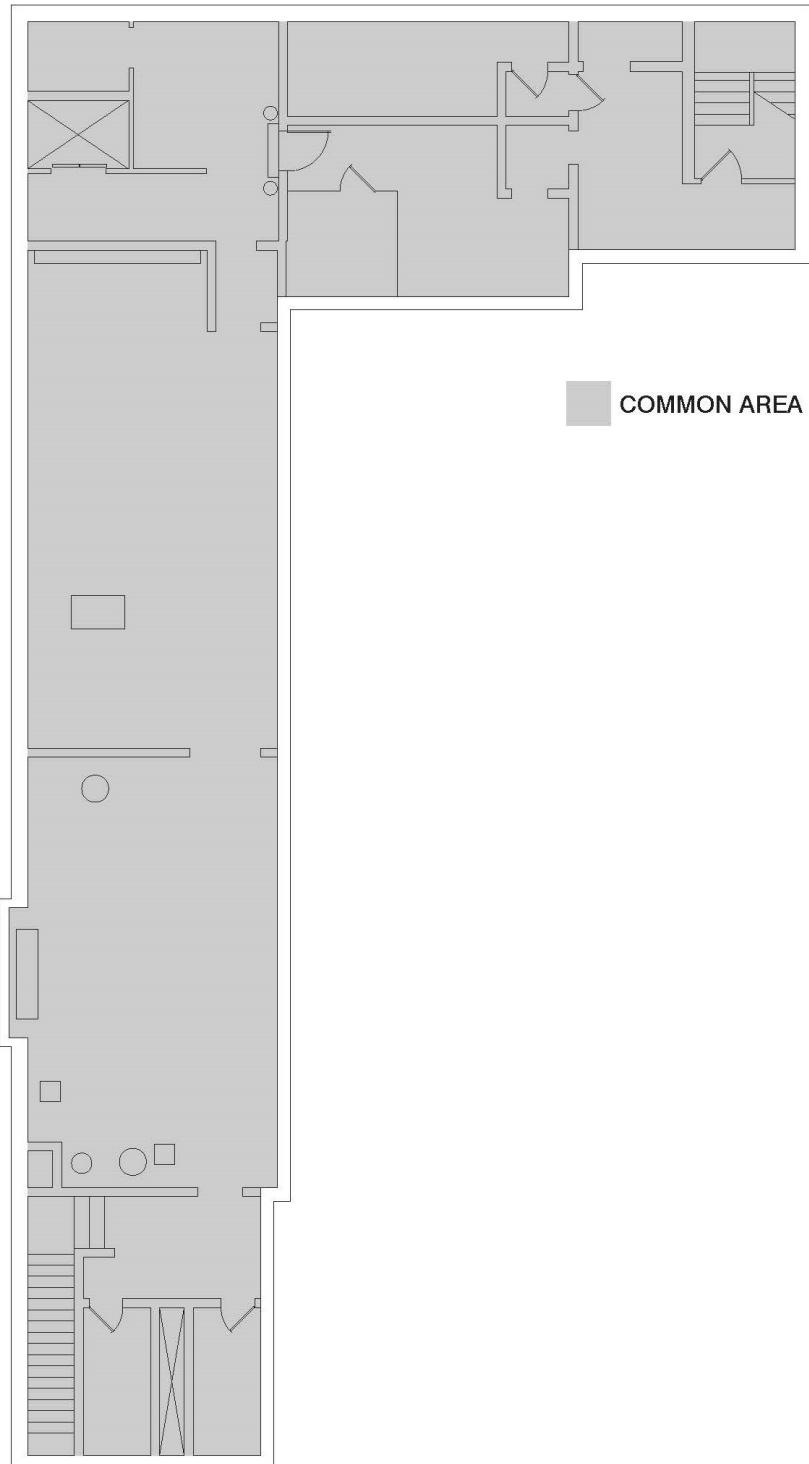
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Floor Plan

Basement

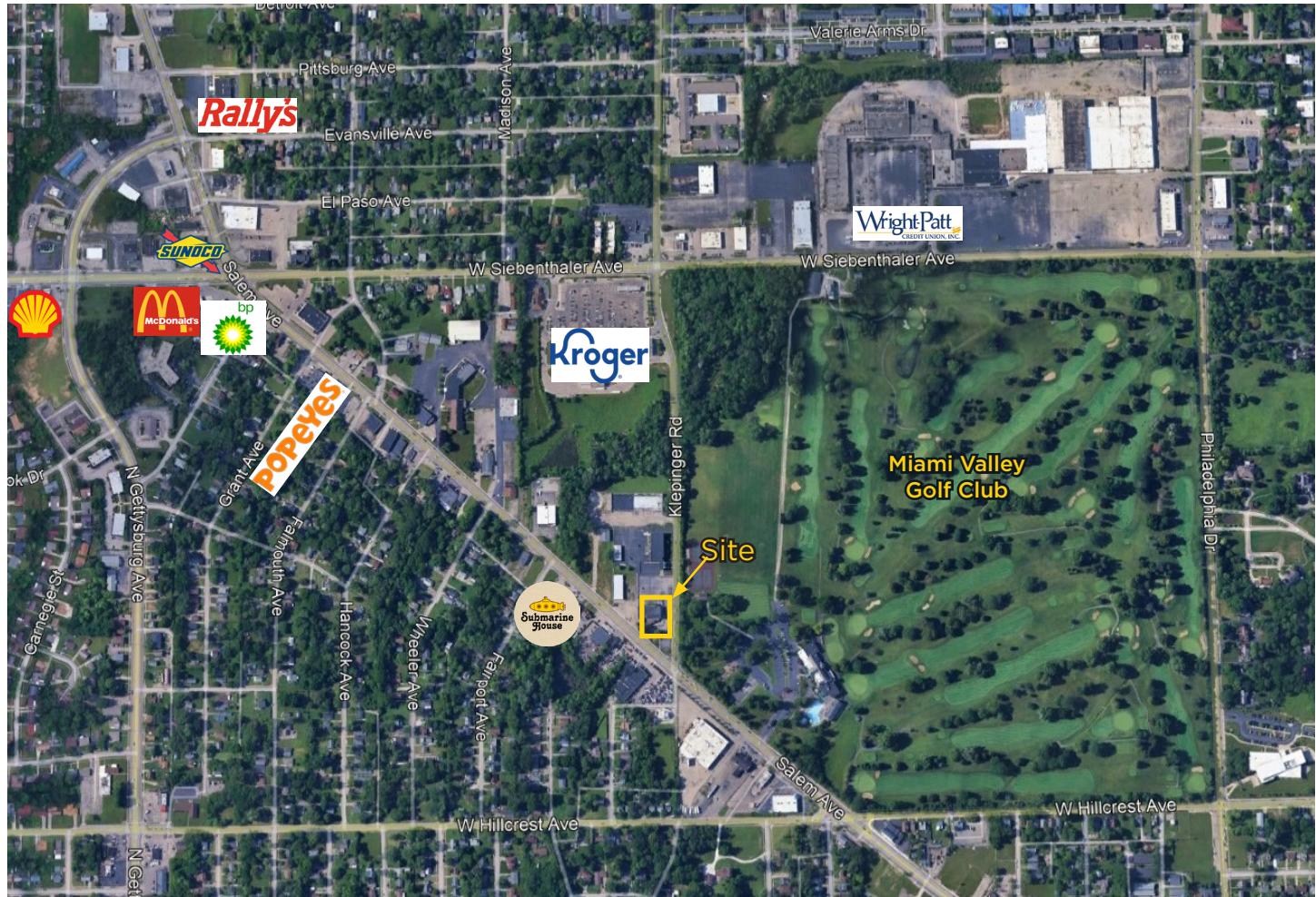


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Area Overview



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