



## 603 S Broadway St

603 S Broadway St, Dayton, OH 45417

**Comey & Shepherd**  
REALTORS.



**Sheree Marcum**

Comey & Shepherd Realtors

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# 603 S Broadway St

\$1,000,000

ZONED -- Mixed-Use & Transitional -- 21,414 Sqft Warehouse on 4.5333 Acres \*\* CLOSE TO I-75(N) and RT 4 ACCESS -- All Fenced. (9 parcels -- Gates on both Broadway and Paul Lawrence Dunbar St. DOORS: (1) NEW Floor (Front) Overhead 10x10 - (2) Semi Loading Docs 10x10 - (1) Floor, Overhead Door 14x14 W/WiFi Opener on (South) - (1) Floor Overhead Door (Back) 16x20 W/Opener \*\* (6) HVAC (Gas) High Eff Units\*\* Includes (1) 2 Bedroom 1.5 Bath Apartment Upstairs with C/A. Rents for \$1,200/w/Owner Pd Utilities & WiFi.....

- CLOSE TO I-75(N) and RT 4 ACCESS

For more information visit:

<https://www.loopnet.com/Listing/603-S-Broadway-St-Dayton-OH/37381717/>



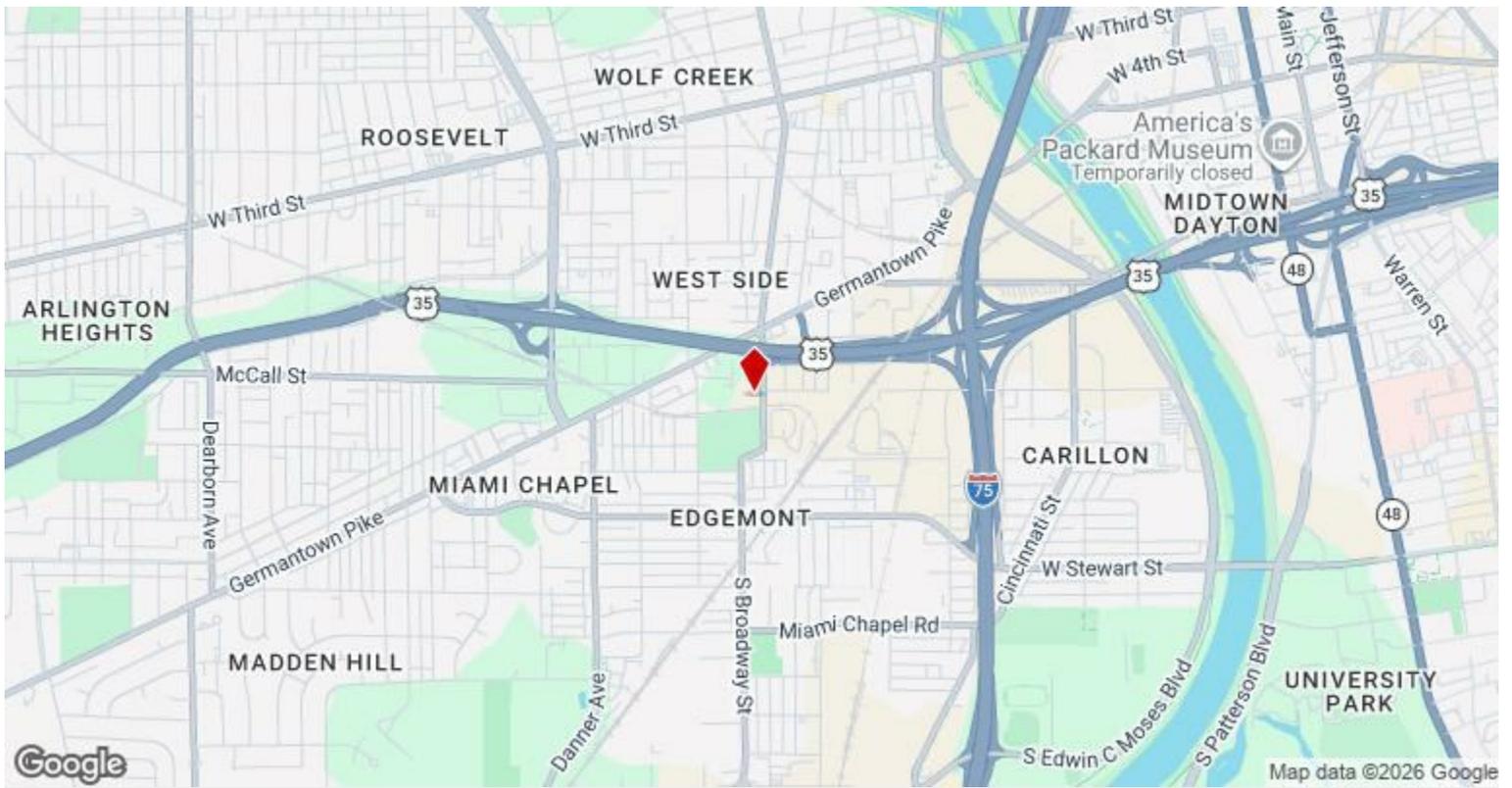
Price:	\$1,000,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	4.53 AC
Gross Building Area:	38,678 SF
Rentable Building Area:	21,414 SF
No. Stories:	2
Year Built:	1920
Tenancy:	Single
Parking Ratio:	0.47/1,000 SF
No. Drive In / Grade-Level Doors:	4
Zoning Description:	COMMERCIAL WAREHOUSE
APN / Parcel ID:	R72-09810-0018

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Owner Occupies Space/Property + Apartment Tenant Upstairs	All Commercial -	



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