



5402-5404 N Main St

5402-5404 N Main St, Dayton, OH 45415



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5402-5404 N Main St

\$225,000

High visibility freestanding office/retail for sale on upper N. Main with over 15,000 VPD! Pristine and well-maintained property with mid-century charm is available for investment or owner occupancy. The upper floor is renovated and outfitted as a salon/barber shop, with (1) chair rented and (4) more available for rent. Equipment is negotiable. This is an ideal scenario for a salon/barber/nail studio to take over with immediate income. Lower level is rented by a small sewing business. Excellent, long-term tenants! Lease terms are currently M2M and ready for renewal with a new Owner; current income is \$950/mo. Property can also be vacated and available for Owner's business use as an office, studio, or retail shop. This is an excellent opportunity to acquire an investment asset. Showings require 48-hour notice. For...

- On-street visibility to 15,000+ vehicles per day
- Dedicated paved parking on 1/4 AC
- Well maintained
- Recently updated interior
- Mid-century design elements



Price: \$225,000

Property Type: Office

Building Class: C

Sale Type: Investment or Owner User

Cap Rate: 5.07%

Lot Size: 10,140 SF

Gross Building Area: 2,704 SF

Rentable Building Area: 2,704 SF

No. Stories: 1

Year Built: 1954

Tenancy: Multi

Parking Ratio: 3.7/1,000 SF

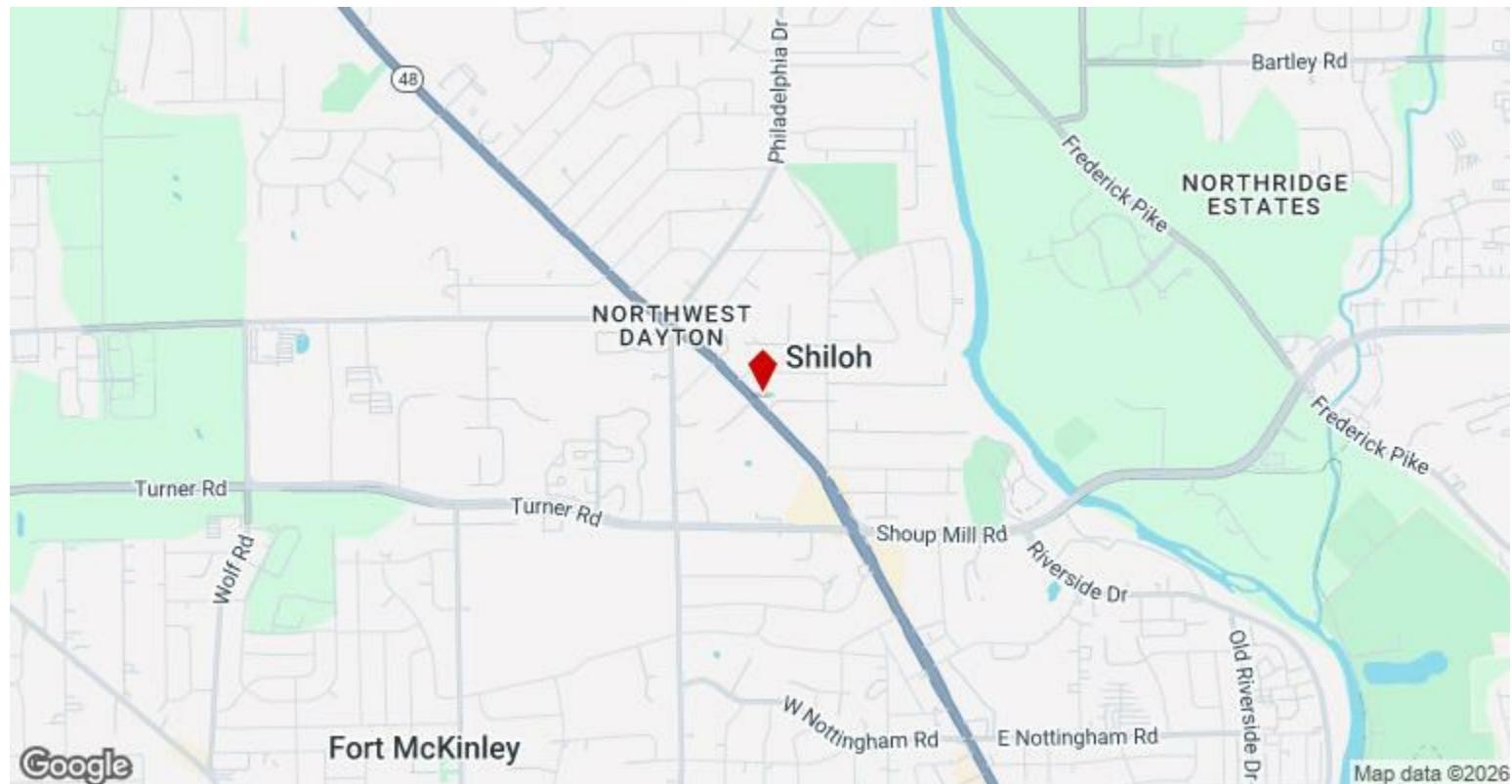
Zoning Description: C-Commercial

APN / Parcel ID: E20-17703-0003

Walk Score ®: 48 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cloud 9 Quilting	-	
Hair Designs Heads Up	-	



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Property Photos

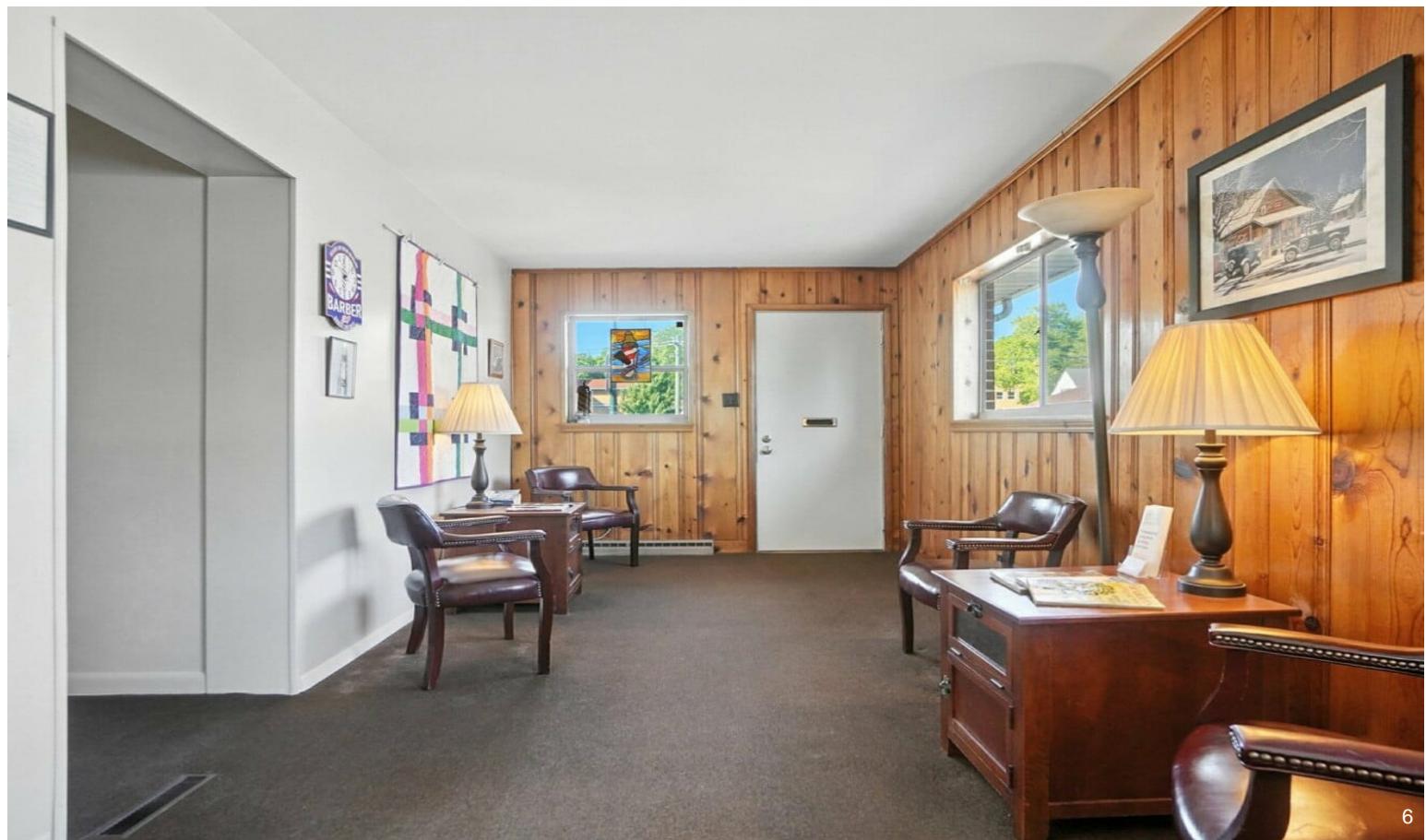


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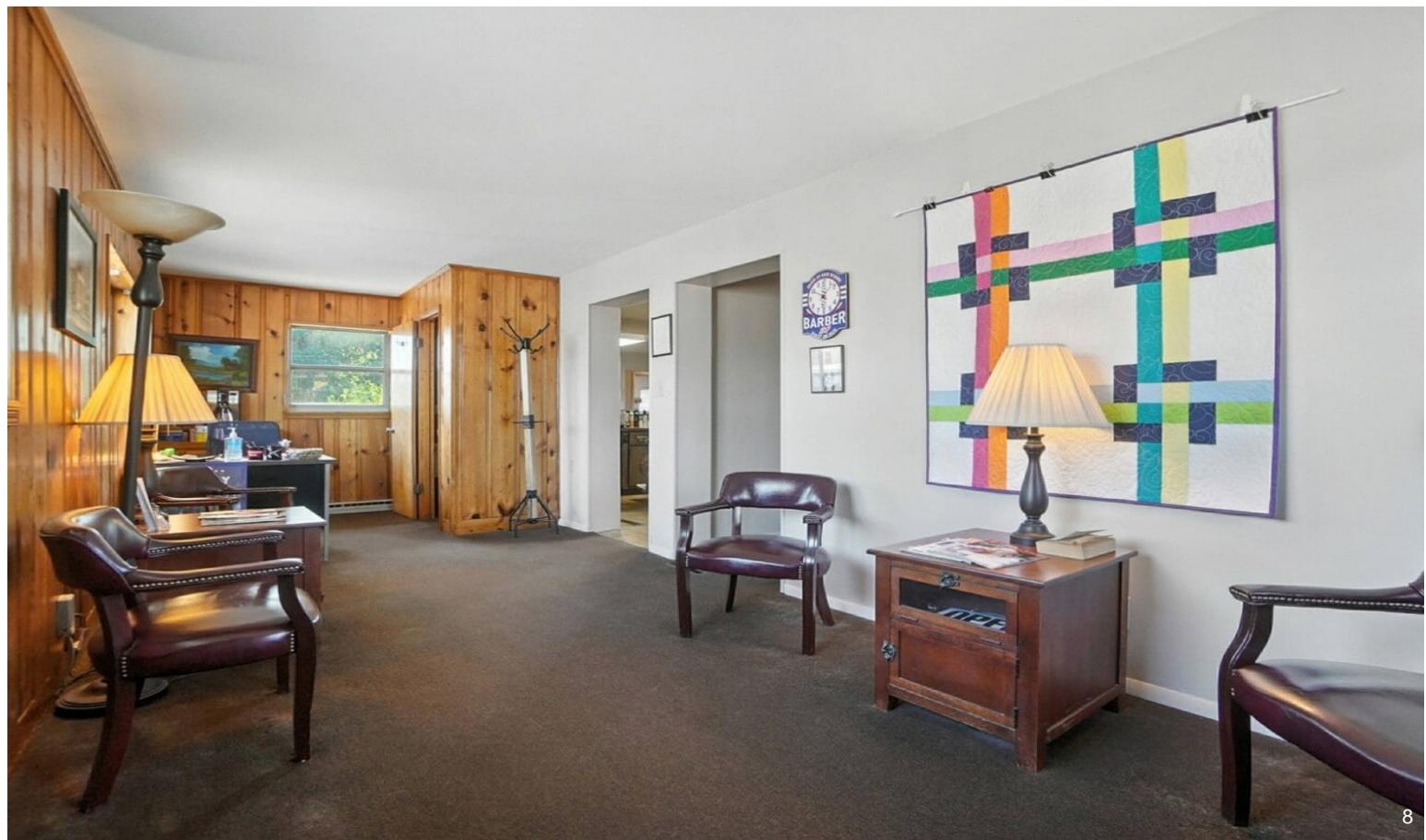


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Property Photos



Property Photos



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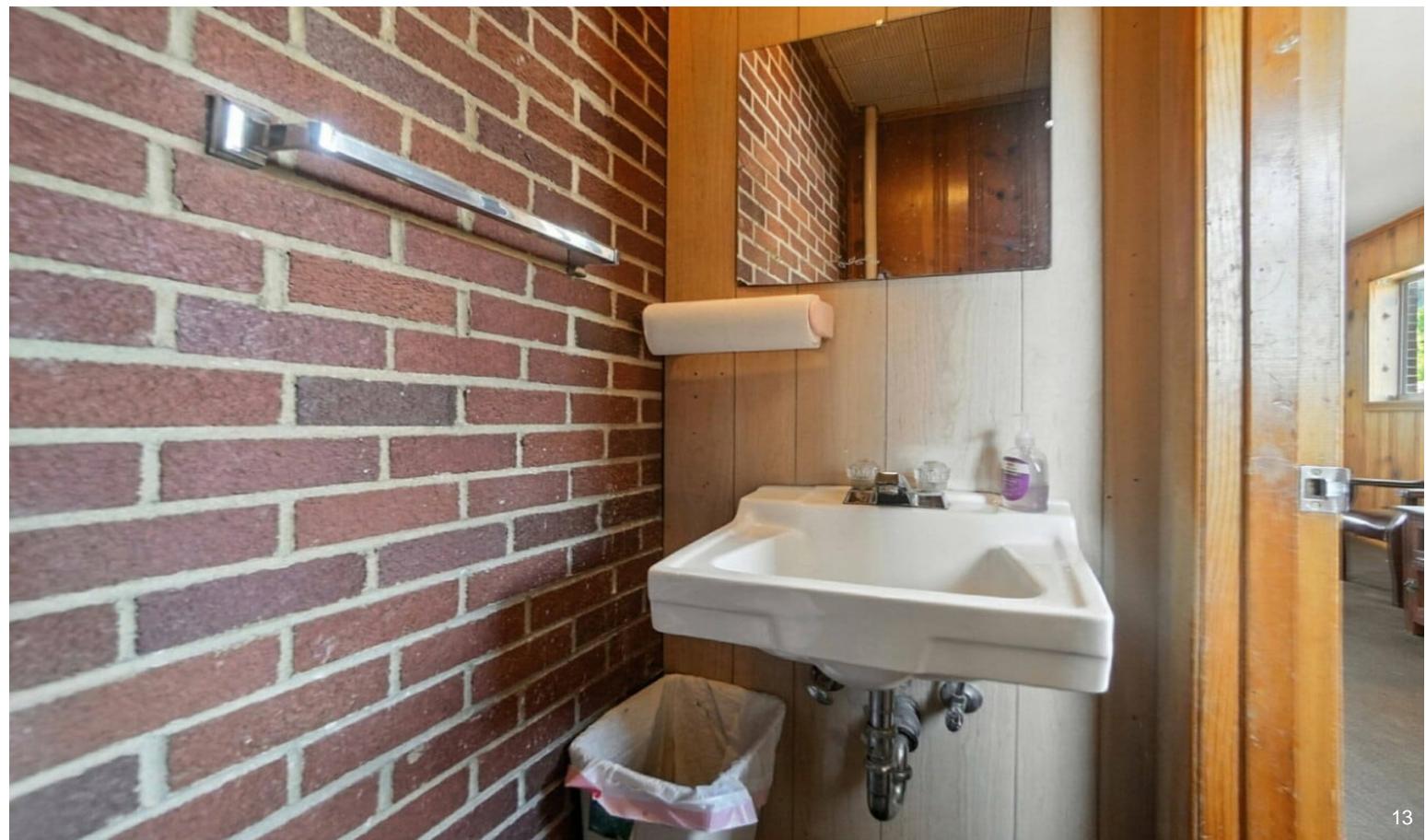


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Property Photos



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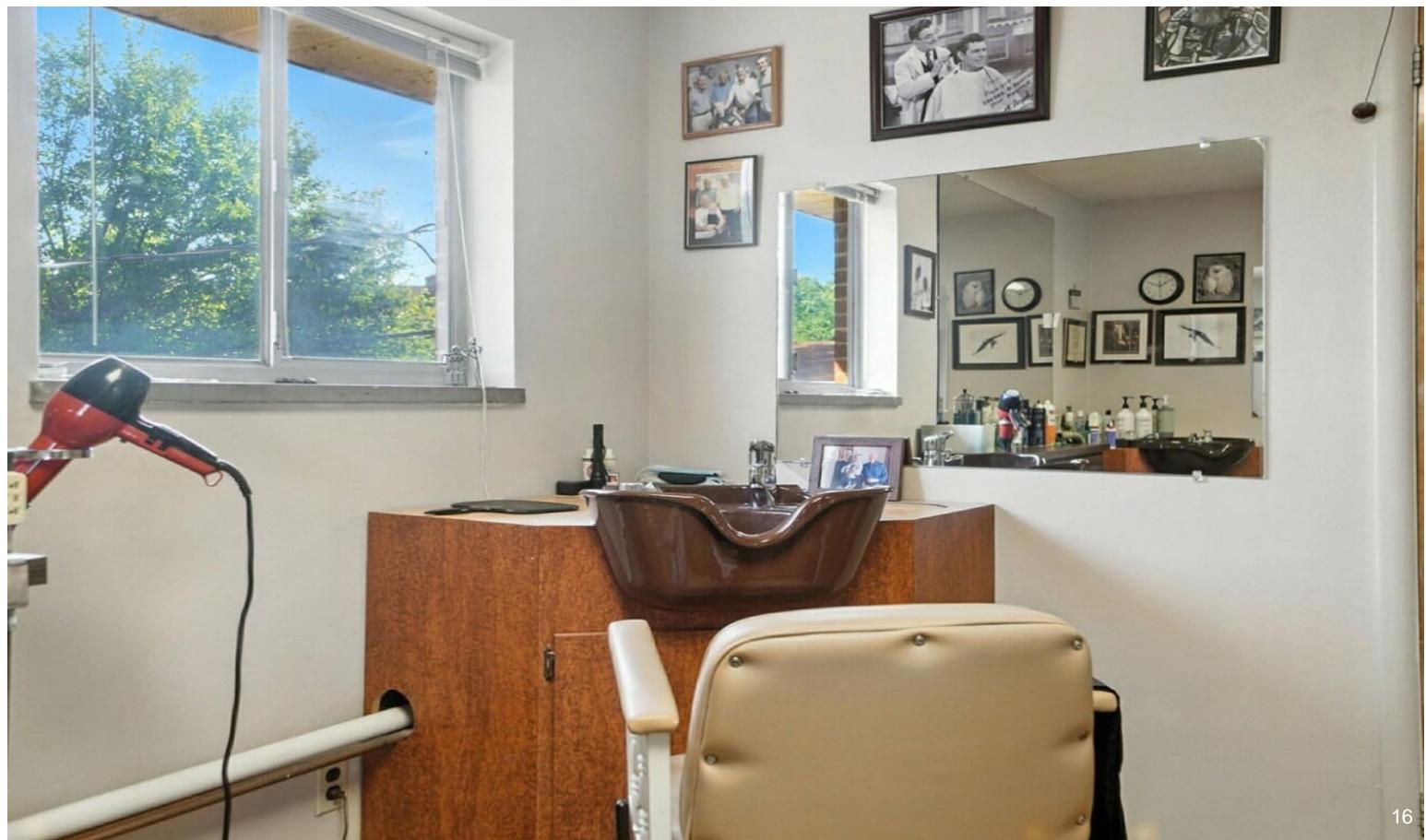


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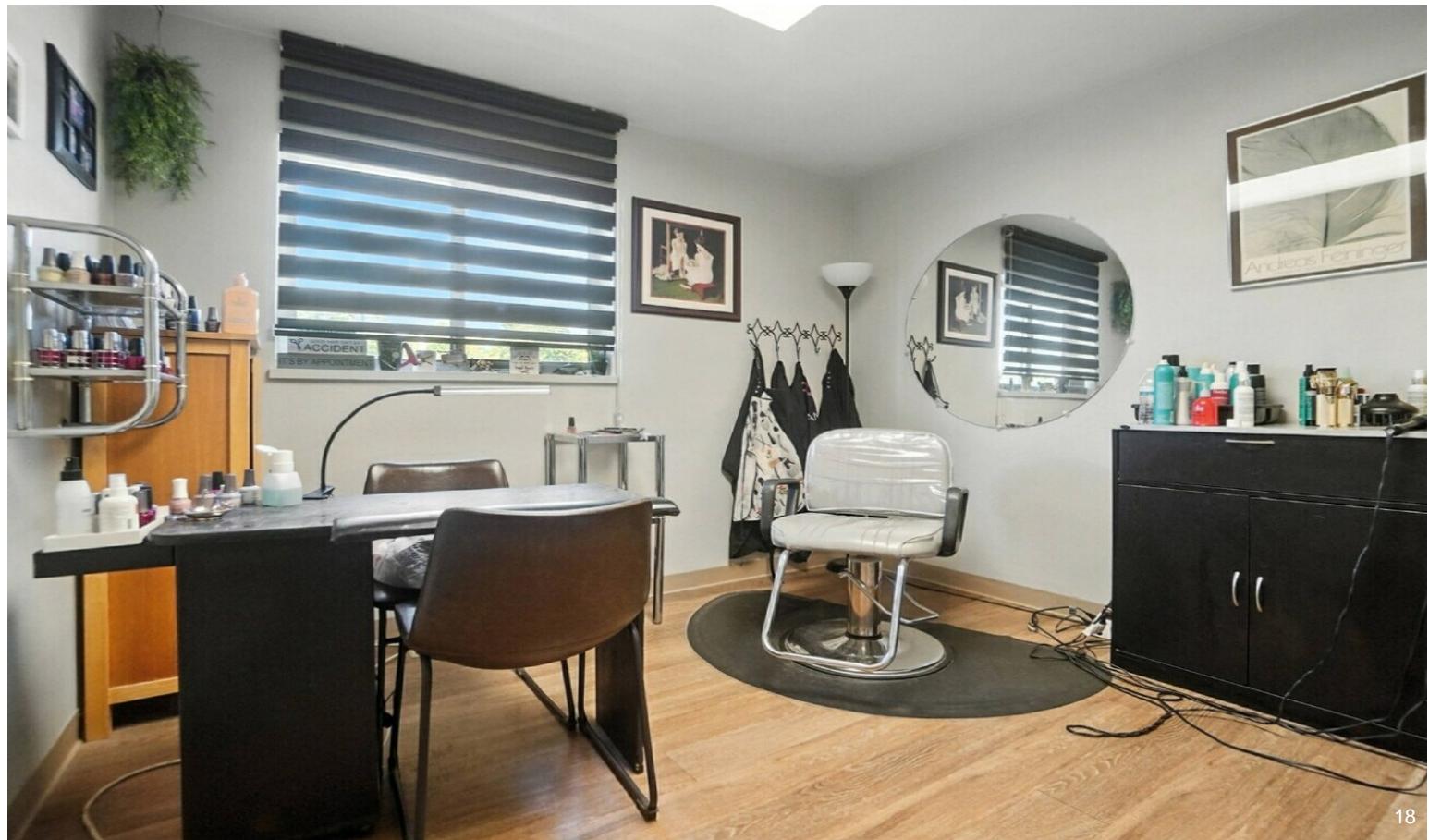


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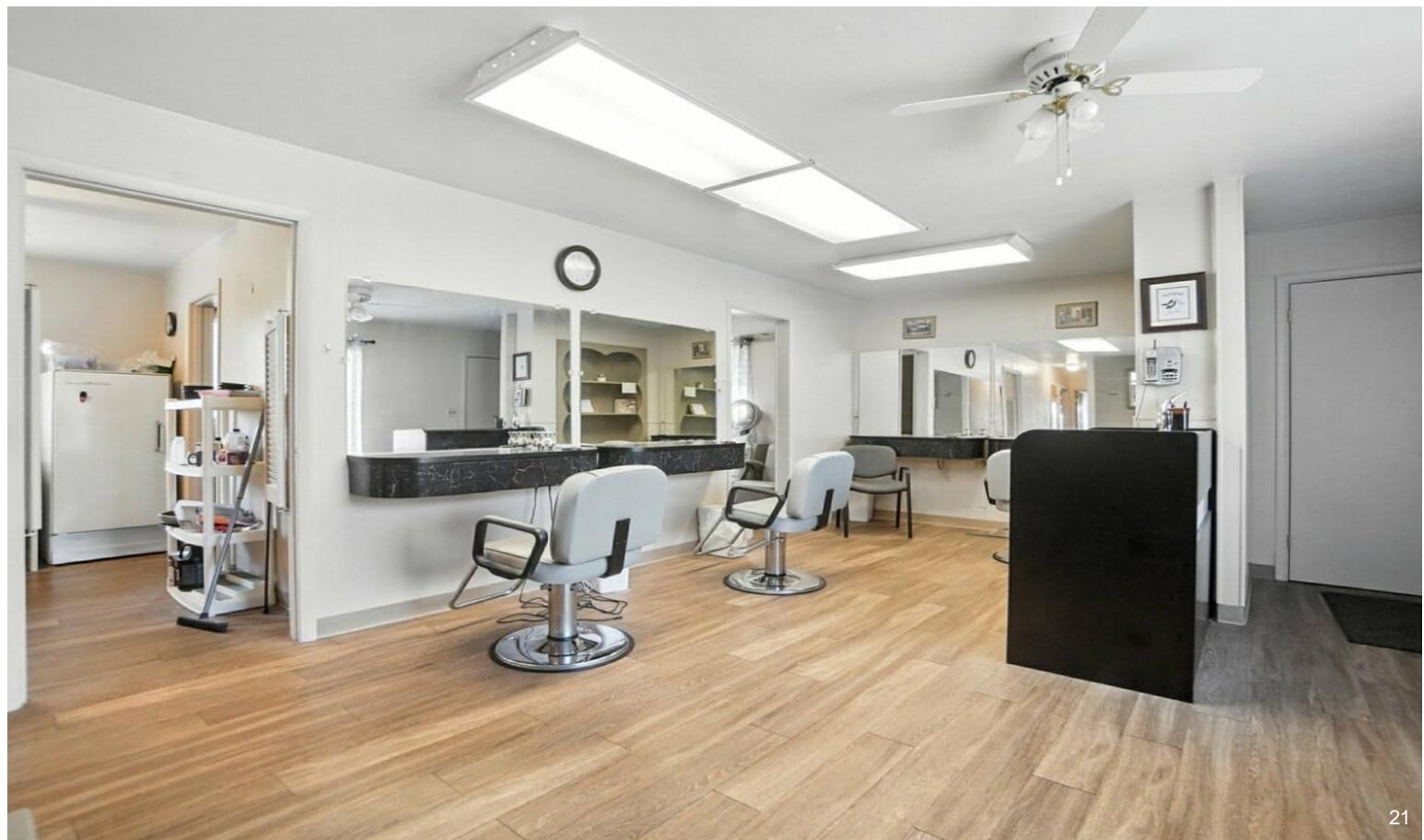


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Property Photos



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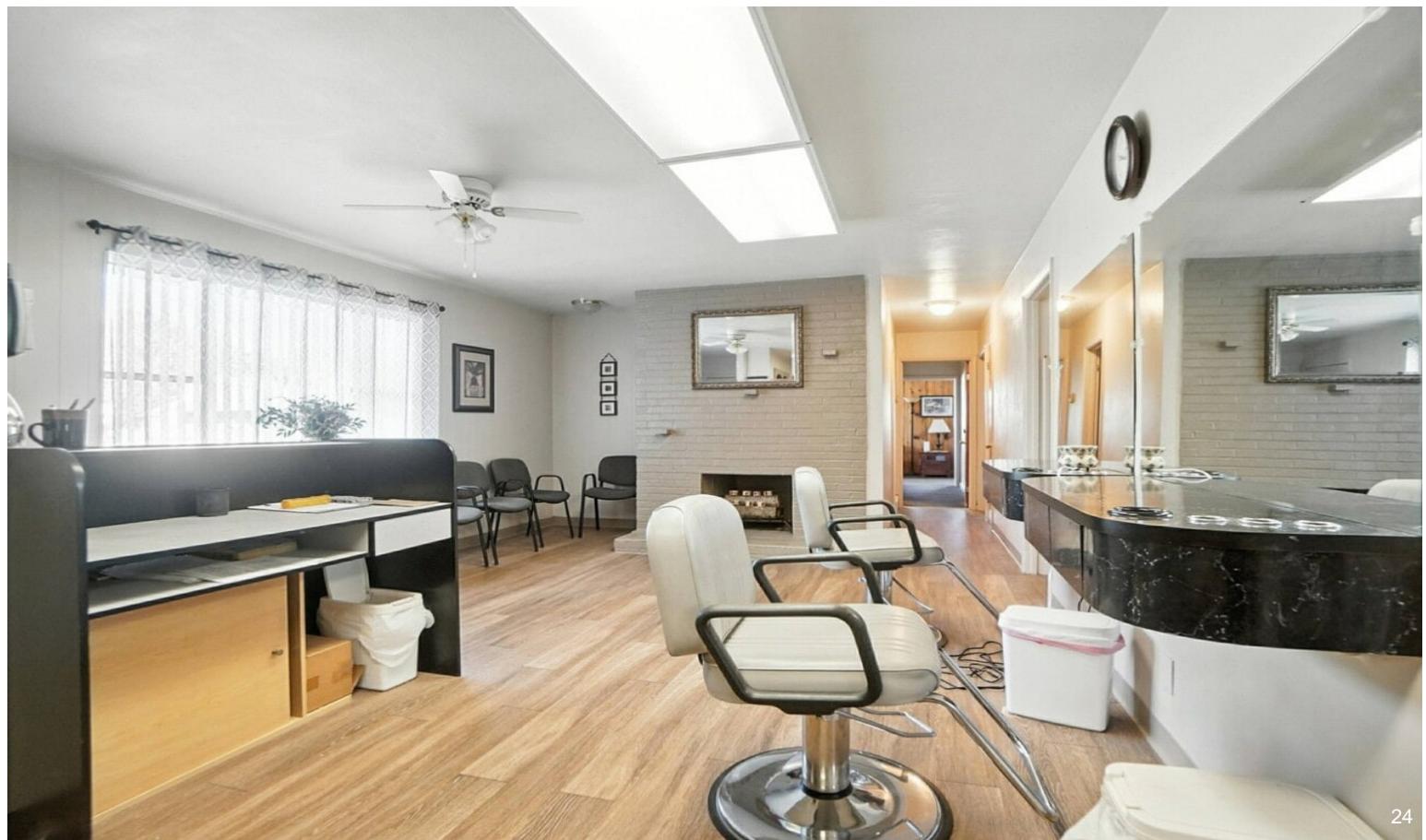


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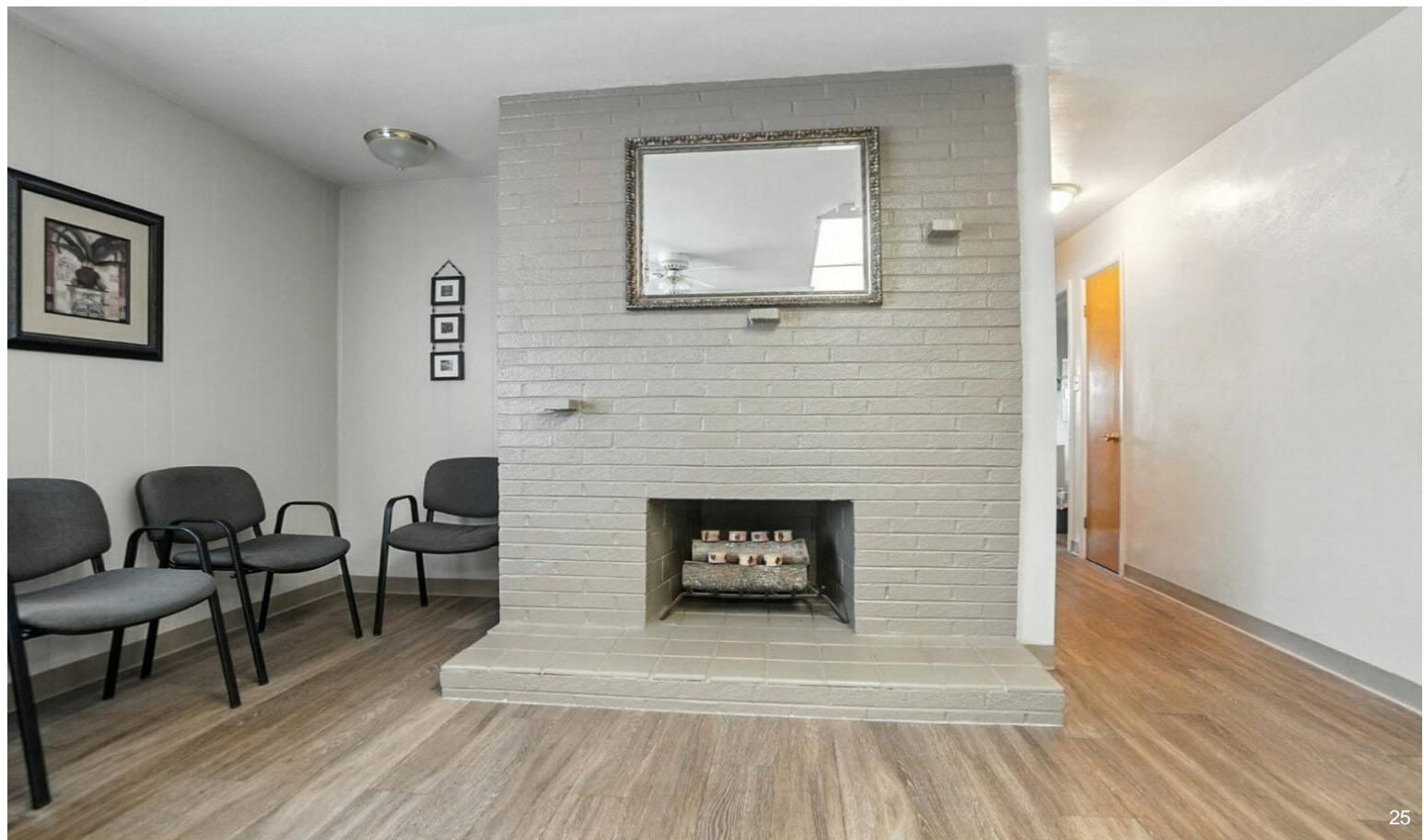
Property Photos



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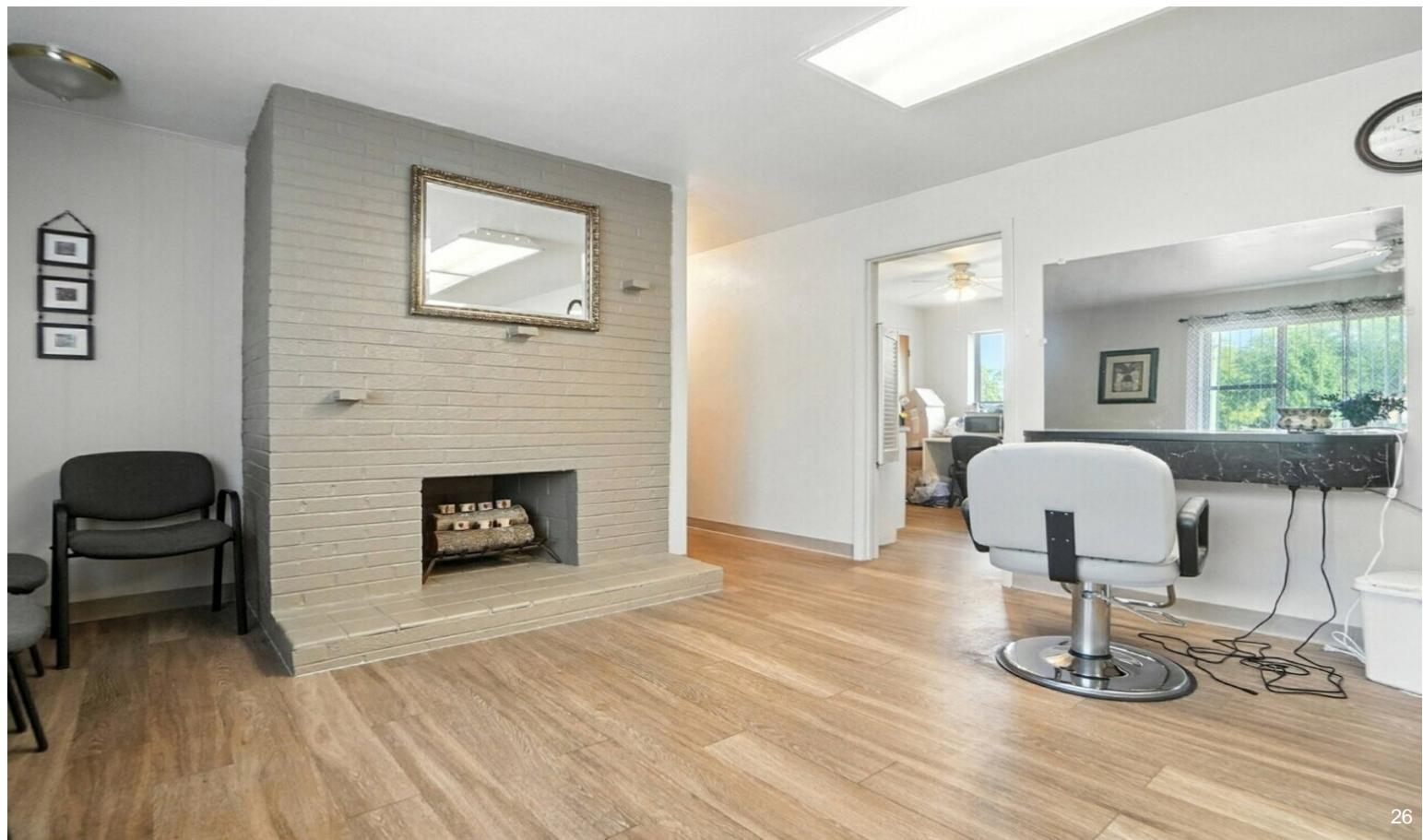


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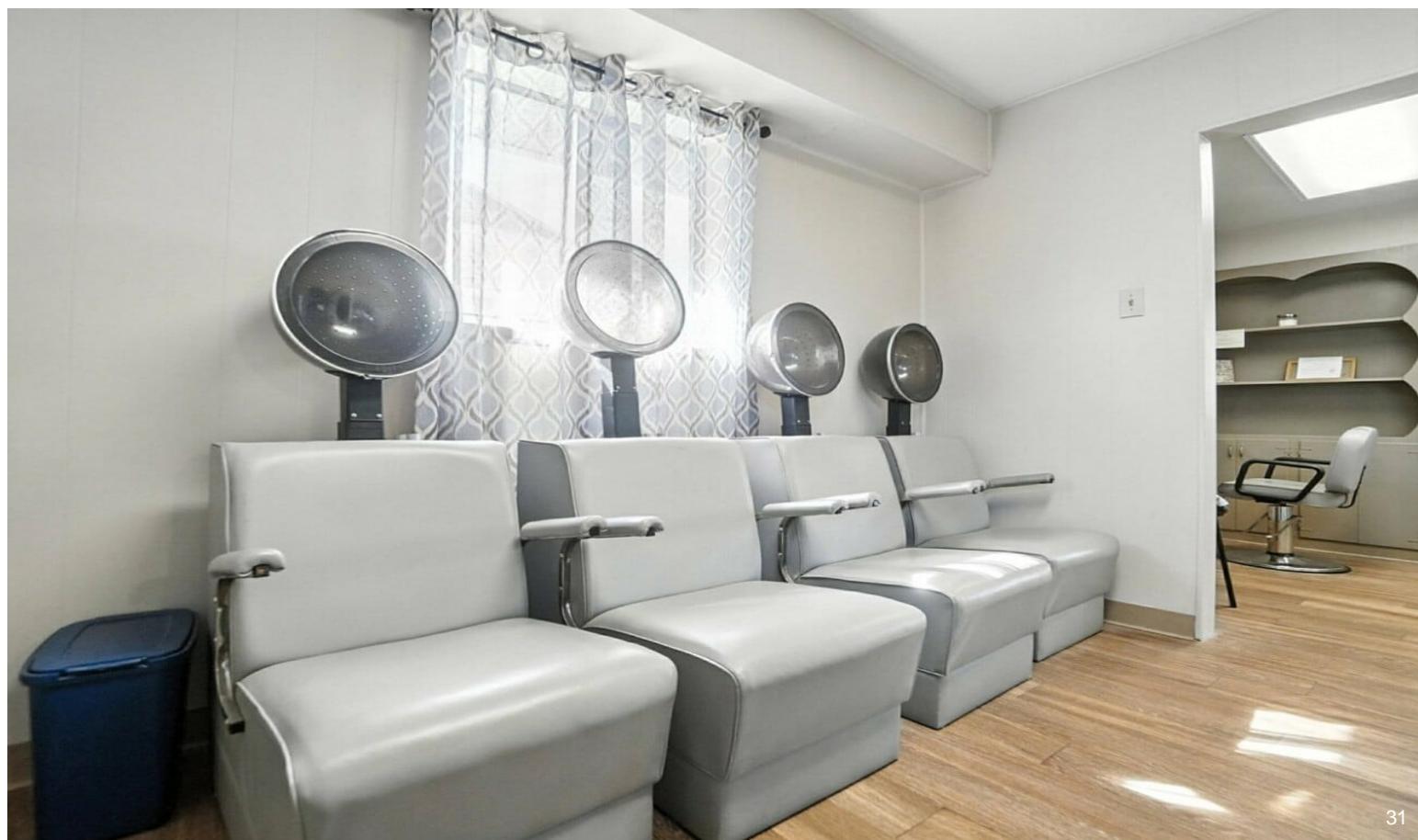


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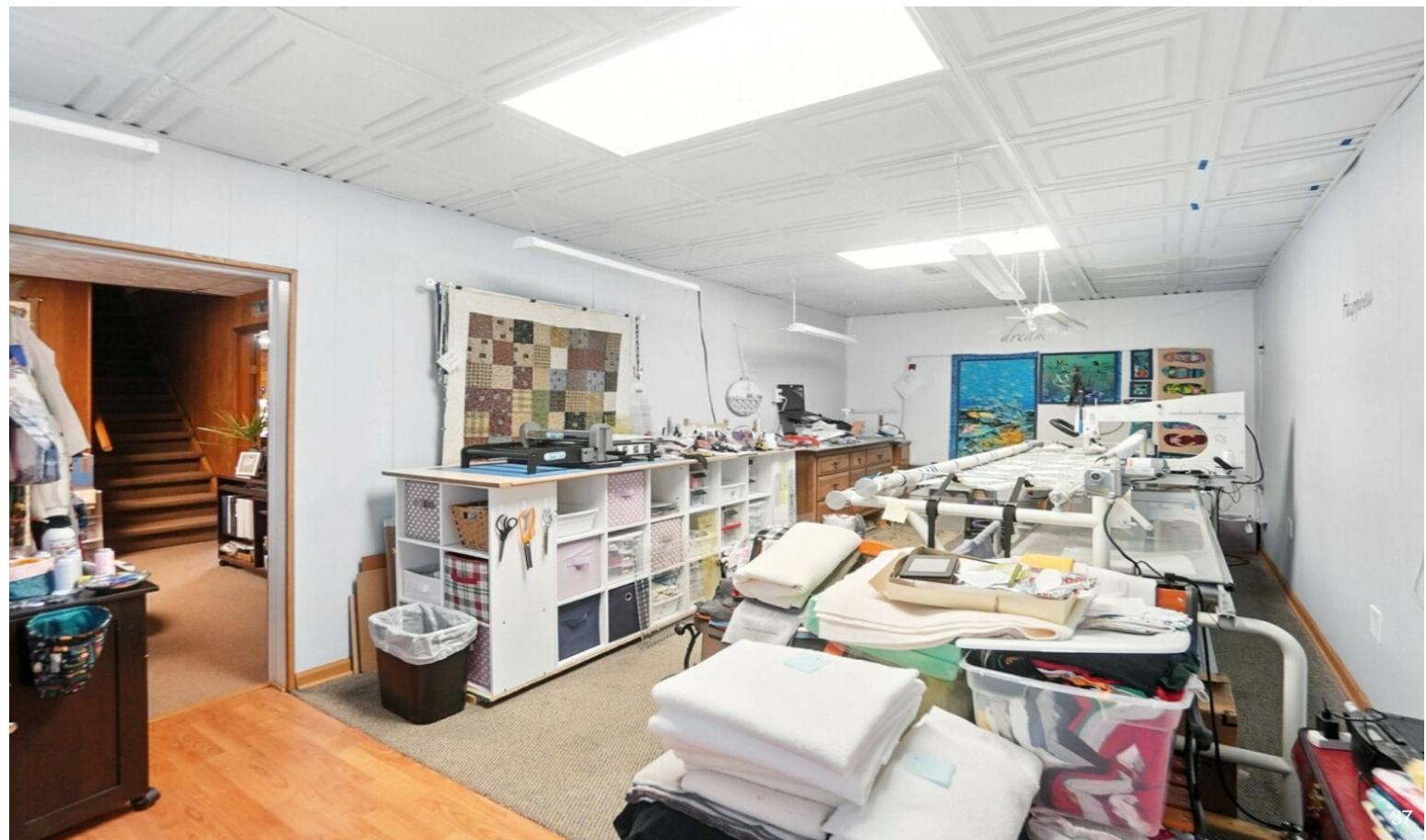


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