



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...

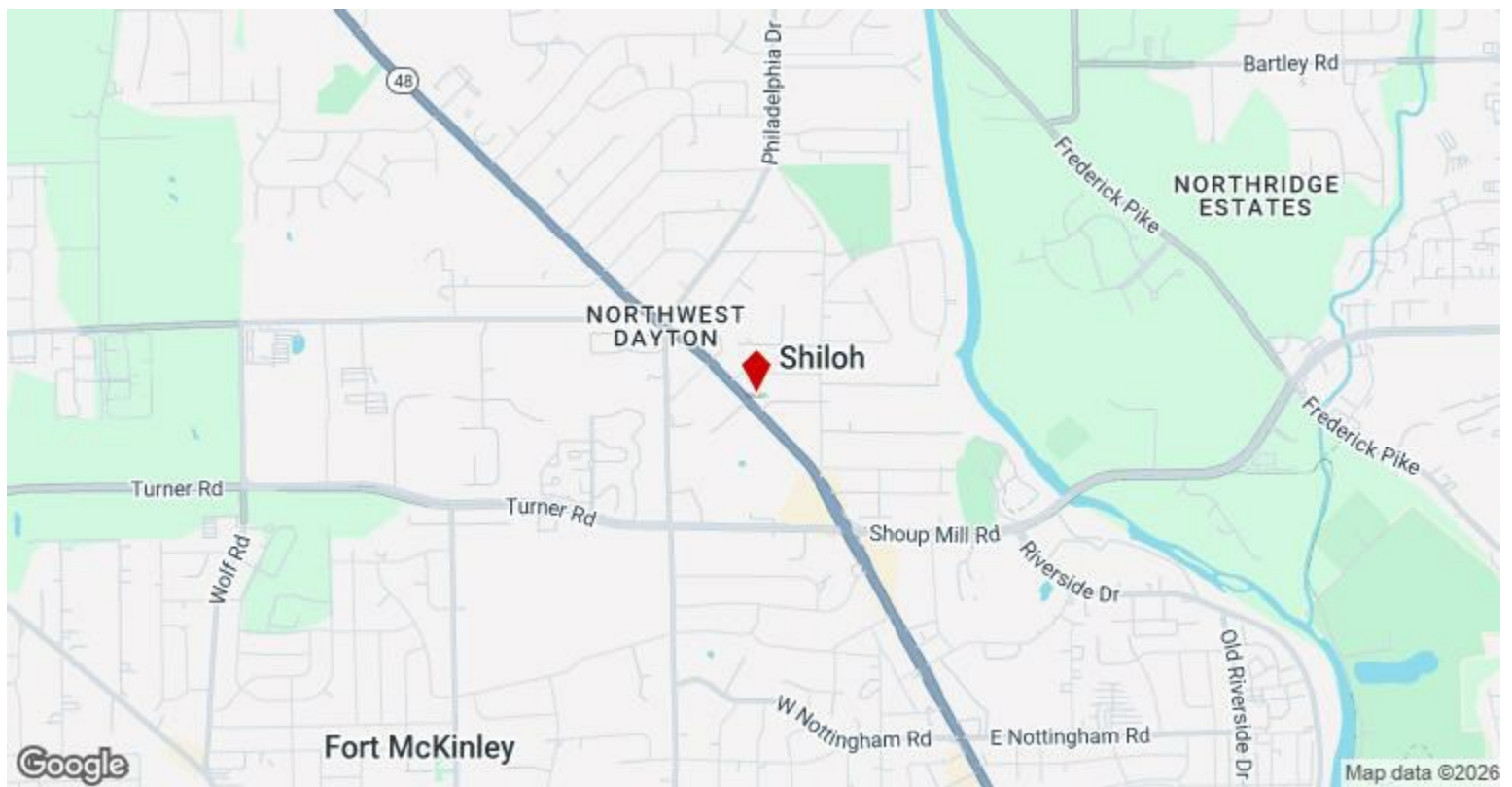
- On-street visibility to 15,000+ vehicles per day
- Dedicated paved parking on 1/4 AC
- Well maintained
- Recently updated interior
- Mid-century design elements



| | |
|-------------------------|--------------------------|
| 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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20



21

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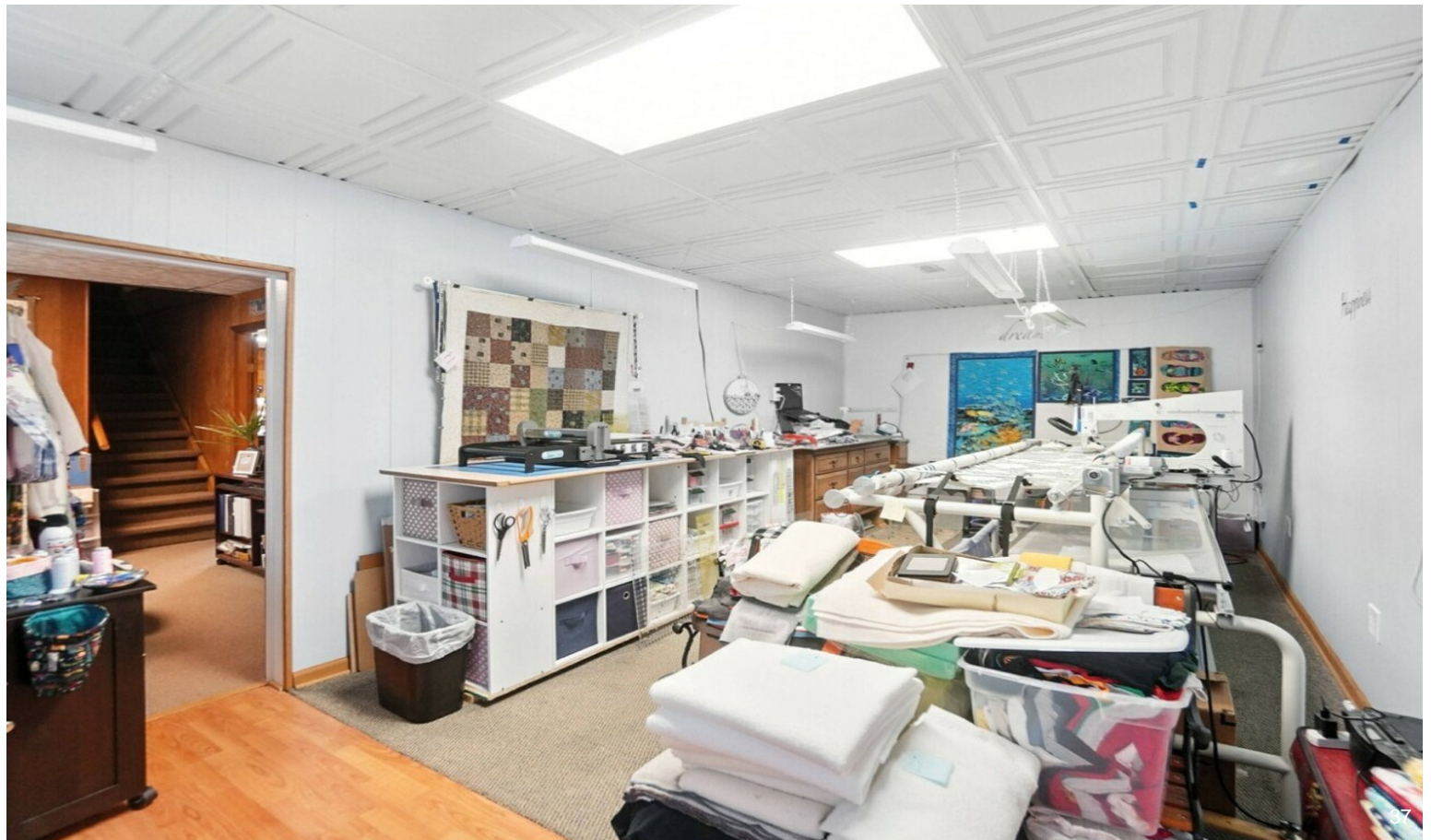
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