



FOR SALE! \$450,000

316 Hay Ave, Brookville, OH 45309



A Landmark of Vintage Charm and Endless Finds

PROPERTY FEATURES:

- Open floor plan with high ceilings and vintage architectural character
- Close to local shops and major roadways for steady customer traffic
- Well-established business presence with long-term community reputation



- -Commercial
- -Investments
- -Land

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Fact Sheet

Address: 316 Hay Ave, Brookville, OH 45309

Price: \$450,000

County: Montgomery

City: Brookville

Building Size: 16,000 SqFt

Lot Size: .64

Year Built: 1893

Zoning: Industrial

Construction: Frame with Stone Foundation

Parking Spaces: Multiple spaces on the property

Roof: Metal 9yrs

HVAC: Central

Electric: 3 Phase

Restrooms: 4.5

Fire System: No

OH Doors: 2 Sizes: 10x10

Dock Doors: 1 Potential Size: 10x8



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Property Description:

Located at **316 Hay Ave, Brookville, OH 45309**, Flory's Antique Depot occupies a historic two-story former tobacco warehouse now transformed into a spacious, 16,000+ sq ft antique mall. Originally built in the late 1800s as a warehouse for the region's tobacco trade, the building carries a rich historical legacy — the same structure supplied by the old railway line that once served the area.

Today, the property offers two floors of vendor space filled with carefully curated antiques, collectibles, and rare artifacts. The interior blends vintage charm with functional layout, offering a broad variety of items and ample room to explore.

The building's transformation preserves its heritage while providing modern retail-ready amenities; high ceilings, open floor plans, and accessibility help accommodate both shoppers and vendors.

Strategically positioned within walking distance of the old train depot and easily accessible from nearby highways, the location supports good customer traffic. For those looking to invest or operate retail/antique/collectible-based businesses, Flory's offers unique character, size, and a well-established reputation in the region.



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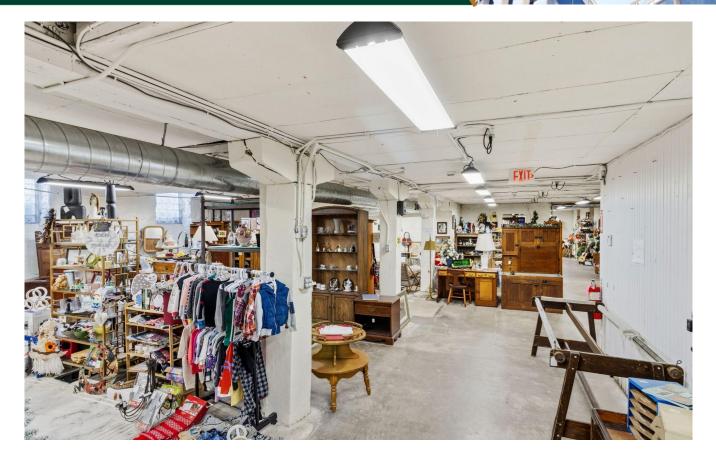






























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INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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