



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

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**



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**-Commercial
-Investments
-Land**

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www.MiamiValleyCRE.com



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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

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



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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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MAIN BUILDING



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