

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PROFESSIONAL  
REALTY

# 7040 W 3rd St

Dayton, OH 45417

**Kory Pierson**

Broker

937 272 9693

[korypierson@gmail.com](mailto:korypierson@gmail.com)

HOSPITALITY SPACE FOR SALE

# 7040 W 3rd St

Dayton, OH 45417

FOR SALE

Property Summary



## Property Description

INVESTOR ALERT! Want to own your own home and motel? Here's your chance to buy the West 35 Motel with an active, transferable motel license. Perfect for an owner/operator. Current ownership has completely renovated the property to include new roof, electric, flooring, bathrooms, kitchen, paint, septic, and HVAC. Motel includes 6 rooms and a coin-op laundry facility for guest convenience. Home is a 2-bedroom cape cod with a finished loft and an efficiency with a separate entrance for additional earning potential. Motel office is connected off the main entrance to the house. This property is ready to go with huge earning potential. Possible uses include Airbnb, short term rentals, long term rentals, sober living, or group home.

## Offering Summary

Sale Price:	\$450,000
Number of Rooms:	6
Building Size:	1,200 SF

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**Berkshire Hathaway HomeServices  
Professional Realty**  
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Additional Photos



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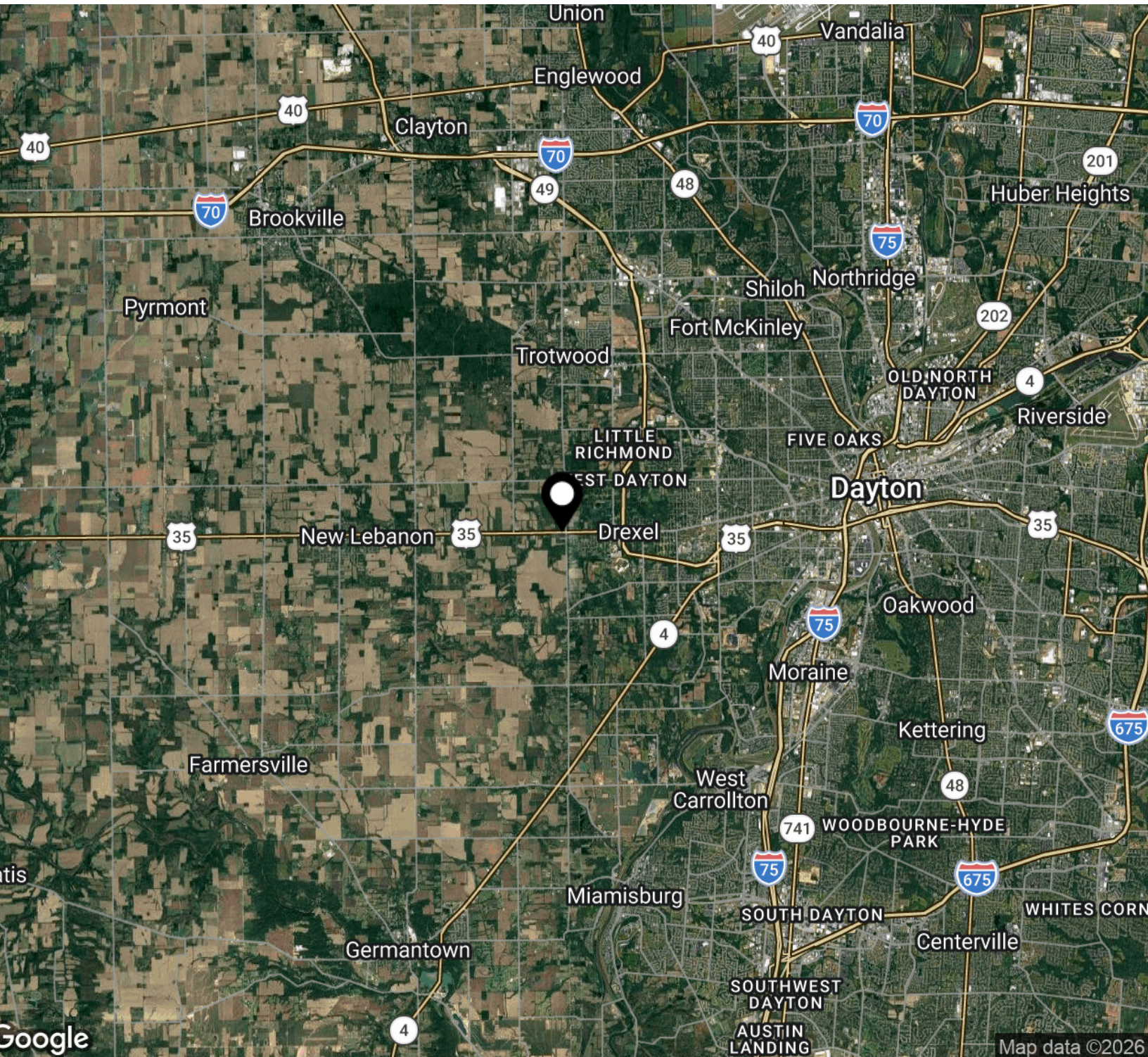
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Location Map



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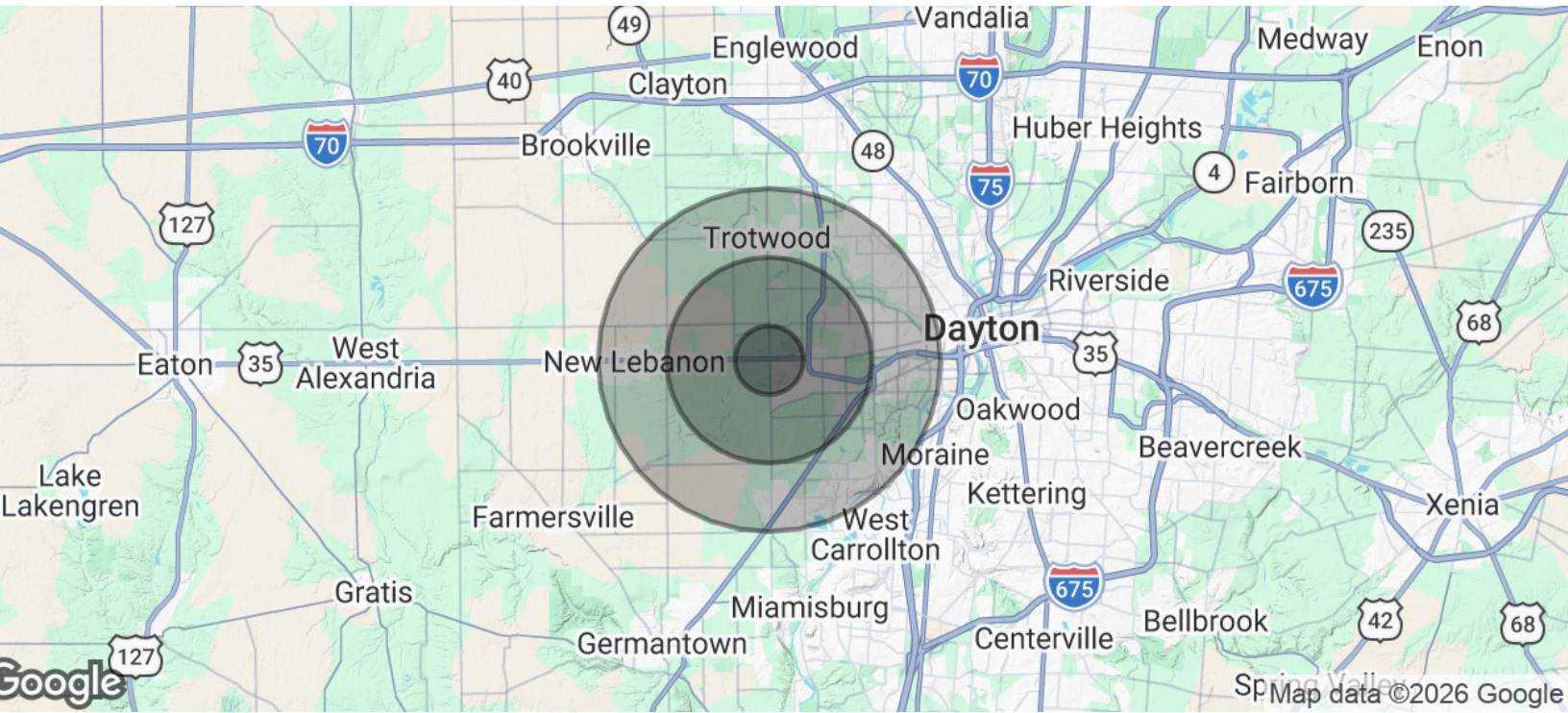
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	1,498	15,011	63,861
Average Age	38	42	41
Average Age (Male)	38	40	39
Average Age (Female)	39	44	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	604	6,341	27,005
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$52,394	\$53,116	\$56,176
Average House Value	\$179,886	\$137,705	\$126,372

Demographics data derived from AlphaMap

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