



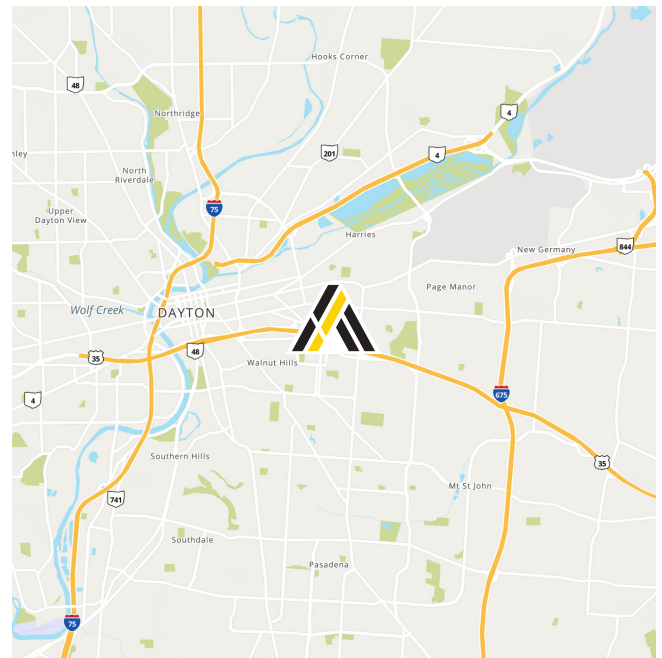
## 1302-1306 Linden Avenue

Dayton, Ohio 45410

**SALE PRICE:**  
**\$305,000**

### Property Highlights

- **7,032± SF Office/Flex Building** offering a flexible layout designed to accommodate a variety of commercial users. Ideal for Contractors, Trades, Service Companies, or Light Industrial Users.
- **1,316± SF Residential Apartment** on the 2nd Floor, creating an excellent live/work opportunity or additional rental income.
- **4,400± SF Flex/Warehouse Space** suitable for light industrial, service, or distribution operation.
- **Four (4) Drive-in Doors** providing efficient loading and operational functionality.
- **Located in the Linden Heights Neighborhood** an established East Dayton community.
- **Excellent Access to SR-35 and the Interstate System** allowing convenient connectivity throughout the Dayton metro area.



**Steve Ireland**

Vice President

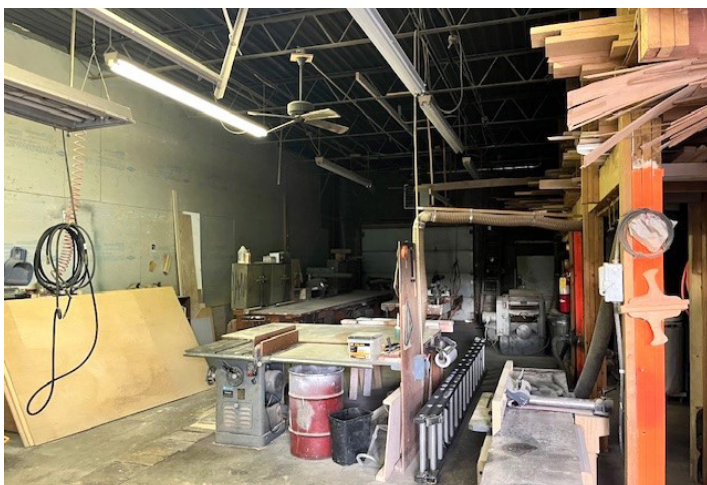
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## Photos

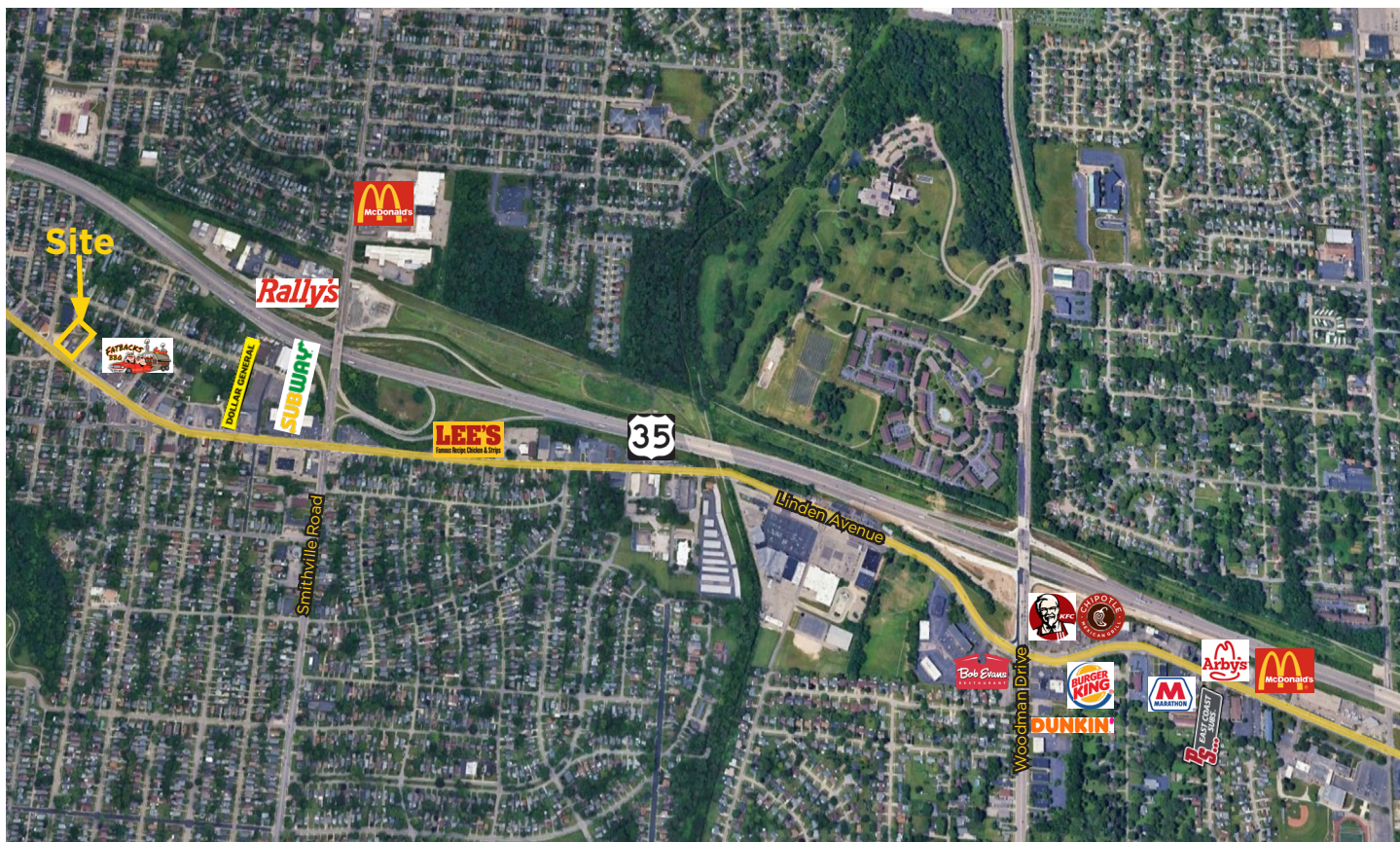


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## Aerial



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