



Real Estate Services

FOR SALE

\$1,000,000



LOCATION! LOCATION! LOCATION! - This exceptional commercial property boasts a total of 5,000 sq ft, featuring 1,000 sq ft of well-appointed office space and a spacious 4,000 sq ft warehouse/service area. This remarkable commercial property offers the best location possible in the Dayton, Ohio 45417 (Edgemont area). property is strategically located adjacent to the Montgomery County Business Solutions Center and Concentra Urgent Care, ensuring high visibility and accessibility. With a new Quik Trip station nearby, as well as Love's station, the area experiences significant traffic, making it an ideal location for any business. The property is just 50 yards from the full I-75 exchange (Edwin C. Moses Blvd) and within 100 yards of Woerner Field, home to AES Ohio Baseball Stadium, Welcome Stadium, Dayton Bike Yard, and Welcome Park. Numerous hotels, restaurants, and other food options are also within close proximity, along with several new developments, further enhancing the area's appeal.

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# Property Features

1

## BUILDING SPACE



2

## OFFICE SPACE

- 1000 sq ft office space



3

## PARKING LOT



4

## SECURITY GATE



5

## OVERHEAD DOOR

- 20 ft high door
- 15-18 vehicles capacity

