



PRICE REDUCED!

3028 Salem Avenue

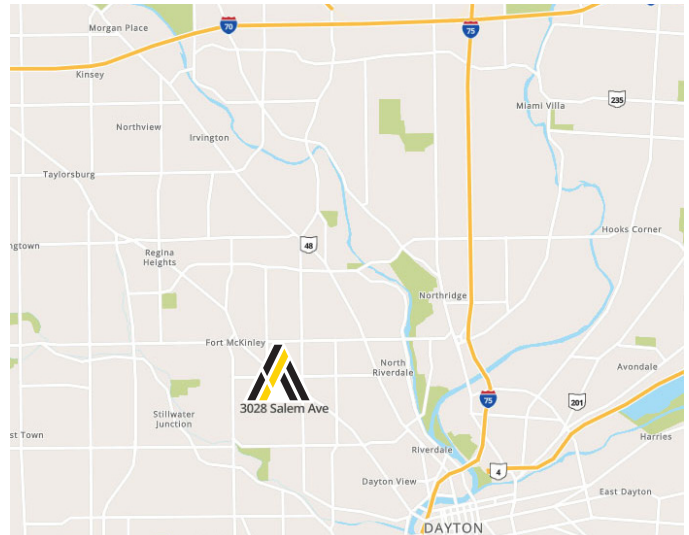
Dayton, Ohio 45406

SALE PRICE:

~~\$645,000~~
\$599,000

Property Highlights

- 16,500± SF Total available on 1.09± acres
- 5,000± SF Showroom (10' clear height)
- 7,000± SF Storage (13' clear height)
- 4,500± SF Basement/storage (8' clear height)
- 1 Set of restrooms
- Break room
- Double door access for deliveries
- Freight elevator - 1,800 lb capacity
- 34± Striped parking spaces with room to add more if needed
- Building and pylon signage opportunities
- Highly visible to more than 15,400 cars per day on Salem Avenue
- Zoned EGC - Eclectic General Commercial
- 2023 Real Estate Taxes - \$5,672.33



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	12,441	78,381	155,522
Total Households	5,255	33,972	65,674



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Photos



Showroom



Basement



Storage

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