



**HOWARD HANNA**  
REAL ESTATE SERVICES



**THE NIANOURIS  
COMMERCIAL TEAM**



**FOR SALE!  
FOR LEASE!**



**7345 Far Hills Ave  
Dayton, OH 45459**

**PROPERTY DETAILS:**

**PROPERTY FEATURES:**

- **Upstairs and Downstairs**
- **Parking Spaces Available**
- **High-Traffic Each Day**
- **Freestanding Signage Out Front**

**\$500,000 OR  
\$12/SF/YEAR**



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**-Commercial  
-Investments  
-Land**

Bob Caperna  
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937.470.0046

[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)



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## Fact Sheet

<b>Address:</b>	7345 Far Hills Ave
<b>Price:</b>	\$500,000
<b>County:</b>	Montgomery
<b>City:</b>	Dayton
<b>Building Size:</b>	3,456 SQ FT
<b>Year Built:</b>	1954
<b>Zoning:</b>	C- Office Building 1-2 Stories
<b>Parking Spaces:</b>	16
<b>HVAC:</b>	One Newer unit, other units have been serviced
<b>Restrooms:</b>	4
<b>Taxes:</b>	\$7,968.94 (2024)

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



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**Property Description: Property Description – 7345 Far Hills Ave**

Located along the prestigious Far Hills Avenue corridor, 7345 Far Hills offers a highly visible and well-positioned commercial property in one of the Dayton area’s most established business districts. This sought-after location provides strong daily traffic counts, excellent demographics, and convenient access to major thoroughfares, making it ideal for professional, medical, or service-oriented users.

The building features a functional and adaptable interior layout that can accommodate a wide range of uses, including office, medical, wellness, or specialty service operations. Well-designed space allows for efficient workflows, private offices or treatment areas, and welcoming common areas for clients and staff. The property also benefits from ample on-site parking and easy ingress and egress along Far Hills Avenue, enhancing accessibility and convenience.

Surrounded by professional offices, medical practices, retail amenities, and established residential neighborhoods, this property offers strong visibility and a built-in customer base. Its combination of location, accessibility, and flexible use potential makes 7345 Far Hills an excellent opportunity for owner-users or investors seeking a high-quality commercial asset in a premier Dayton submarket.

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## Spaces

### Space 1

**1**

**Space Available:**

Medical Office, Hair Salon,  
or Office space

**Rental Rate:**

\$12 per SQFT

**Service Type:**

Triple Net Lease

### Space 2

**2**

**Space Available:**

Office space, Medical  
Offices

**Rental Rate:**

\$12 per SQFT

**Service Type:**

Triple Net Lease

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**:7345 Far Hills Ave, Dayton, OH 45459**

**MAIN BUILDING**



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