



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

Affordable, High-Visibility Commercial Space

FOR SALE!



**4720 Springfield St,
Dayton, OH 45431**

PROPERTY FEATURES:

- **Easy access to surrounding neighborhoods and local corridors**
- **Flexible layout suitable for retail, office, or service use**
- **Situated on approximately ±0.15-acre lot**
- **Strong residential density supporting local business traffic**
- **Convenient location within the Dayton market**

\$149,900



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**-Commercial
-Investments
-Land**

Bob Caperna
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937.470.0046

www.MiamiValleyCRE.com



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Fact Sheet

Address:	4720 Springfield St, Dayton, OH 45431
Price:	\$149,900
County:	Montgomery County
City:	Riverside/ dayton
Building Size:	Approx. 2,564 SQFT
Lot Size:	0.247 AC
Year Built:	1955
Zoning:	Commercial Structure - Previously Zoned
Parking Spaces:	Opportunity for a parking lot to be built.
Roof:	N/A
HVAC:	N/A
Electric:	N/A
Restrooms:	2
Taxes:	Approx. \$1,540

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



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Property Description:

Property Description – 4720 Springfield Street, Dayton, OH

4720 Springfield Street offers a compact commercial opportunity in the Riverside/Dayton corridor, ideally suited for small business or service-oriented users. Positioned on a ±0.15-acre lot, the property benefits from convenient access to surrounding neighborhoods and nearby thoroughfares, providing steady local traffic and accessibility.

The site is well-suited for a variety of commercial uses, including office, retail, or service applications, with a manageable footprint that supports efficient operations. Its location within an established area of Dayton offers proximity to residential density, creating a built-in customer base for neighborhood-focused businesses.

With its accessible location, flexible use potential, and practical size, 4720 Springfield Street presents an excellent opportunity for owner-users or investors seeking an affordable entry into the Dayton commercial market.

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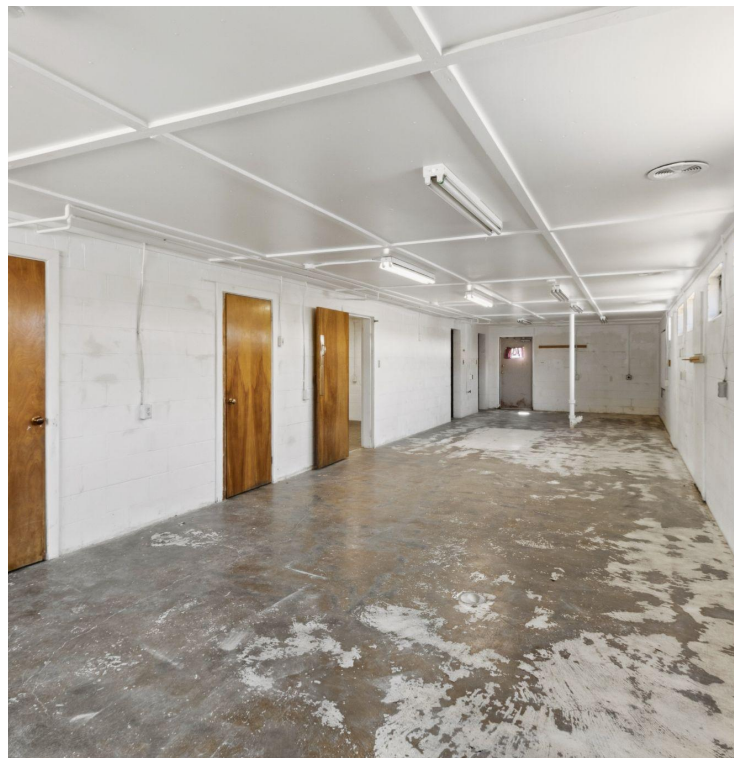
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**4720 Springfield St,
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MAIN BUILDING



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