

**300 Block W. Main St.
Fairborn, Ohio 45324**

FOR SALE
INVESTMENT PROPERTY



PROPERTY HIGHLIGHTS:

- **Offered at 8.2% CAP rate**
- **3 buildings**
- **4 lots**
- **5 Tenant building**
- **100% occupied**
- **Newly updated spaces**
- **Great Location**
- **Great Visibility**

PRICE REDUCED!
\$895,000

TONY MILLER

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2288 Grange Hall Rd. Beavercreek, OH 45431

HRICommercial.com

Great Investment Opportunity, NOW 100% LEASED, available in the heart of downtown Fairborn. Opportunity to own one block of downtown Fairborn with updated façade and interiors and generating a positive cash flow. Offered at 8.2% CAP rate with full occupancy.

Call for more info.

HRI
Commercial Realty

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

SITE MAPS



Fairborn Ohio is centrally located from downtown Dayton, Cincinnati, and Columbus. Fairborn is the ideal location in the Miami Valley and is located in western Greene County, Ohio, United States. The city is known for its close proximity to Wright-Patterson Air Force Base, one of the largest military bases in the United States. Fairborn is also home to Wright State University, a public research university. The city offer a variety of parks and outdoor recreational activities, including the popular Oakes Quarry Park, as well as a thriving down-



TENANTS

The 300 Block of W. Main St is comprised of 5 buildings of which 4 are leased out. The remaining vacant 820 sq.ft. space could add as much as \$10,000 of net income to the property.

311 W. Main: KJ Luxe Hair & Wig

14 N. Third: OTHER by Imi

309 W. Main St: Vibe Hair Lounge



313 W. Main St: The Neighborhood Nest 305 W. Main St: Spark Fairborn

Multiple income streams with 5 tenants and FULL OCCUPANCY with different lease dates, extensions, increases and options. All spaces updated with new mechanicals, paint, flooring, lighting and plumbing. Complete rent roll with lease terms, dates, deposits etc. available with signed non-disclosure/confidentiality agreement from HRI Commercial Realty.

