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

937-903-8088 tmiller@hricommercial.com 2288 Grange Hall Rd. Beavercreek, OH 45431 HRICommercial.com

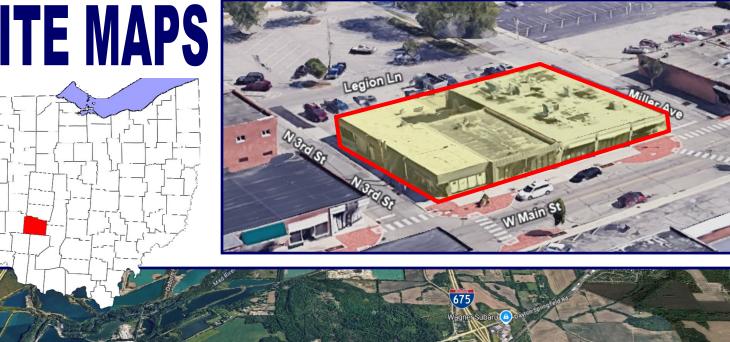
Great Investment Opportunity, NOW

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.

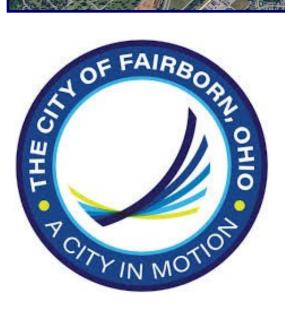
Call for more info.











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 OCCU-PANCY 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.

