

**PRICE REDUCED!**



# 138 S. Wilkinson Street

Dayton, Ohio 45402

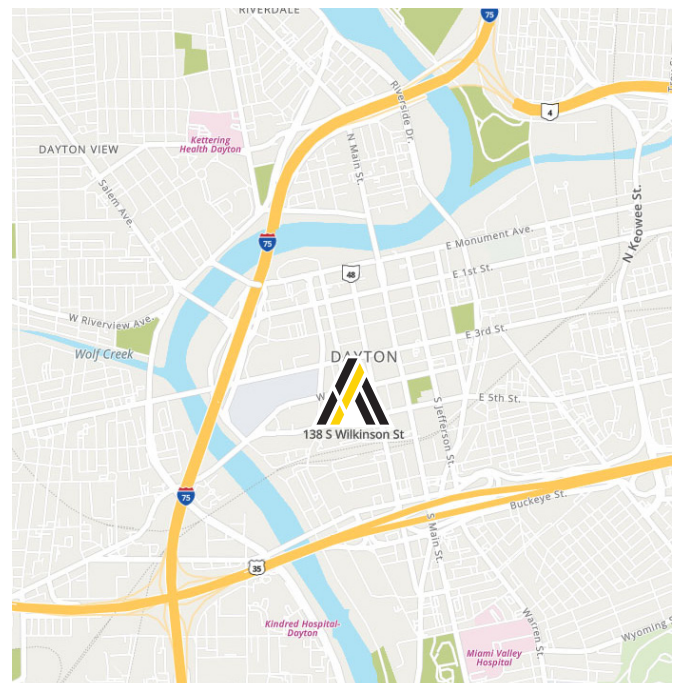
**SALE PRICE:**

~~\$2,250,000~~

**\$1,850,000**

## Property Highlights

- 51,000± SF Special Use / Office / Gym Available for sale
- Rare space located within the Central Business District
- Space includes a gym, auditorium, kitchen, office/classrooms, open space and an elevator
- Building has multiple potential uses
- Within walking distance to Sinclair Community College
- 12 Parking spaces solely for building use and 11 Parking spaces grandfathered in the east lot
- Former Greater Dayton School



**Aaron Savino, SIOR**

Principal

937.469.8269

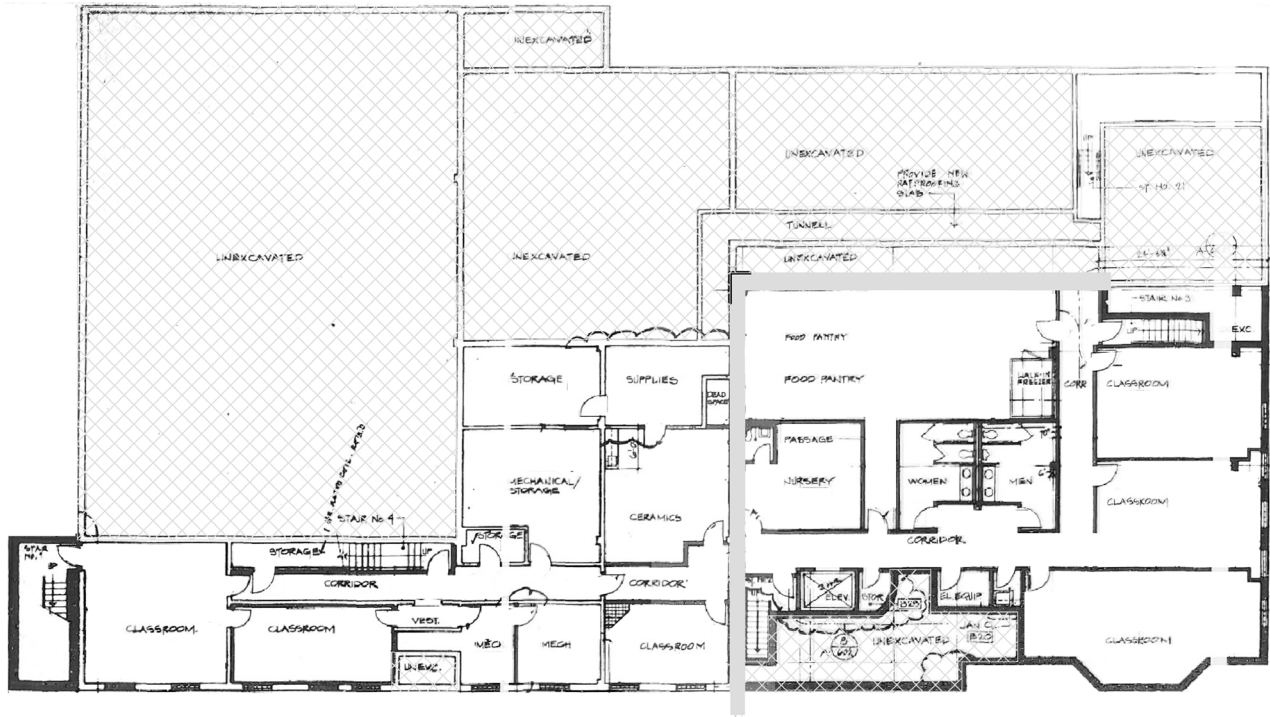
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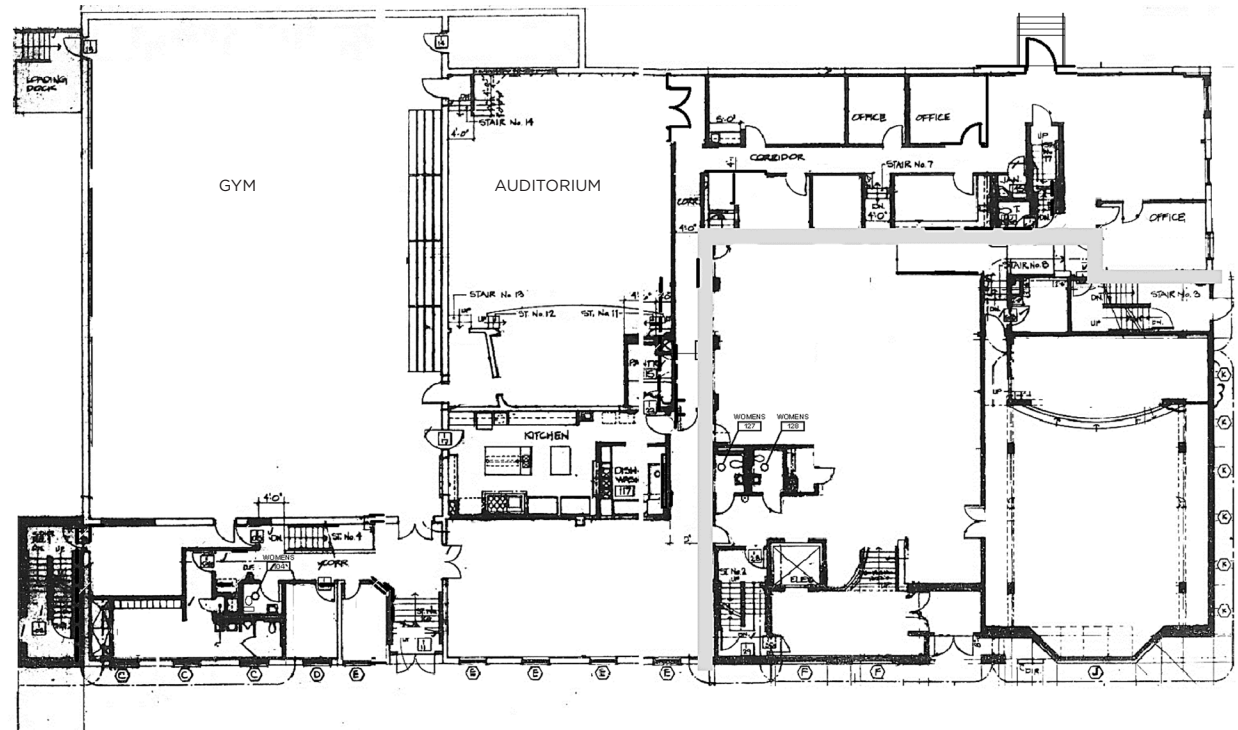
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## Floor Plans



LOWER LEVEL FLOOR PLAN



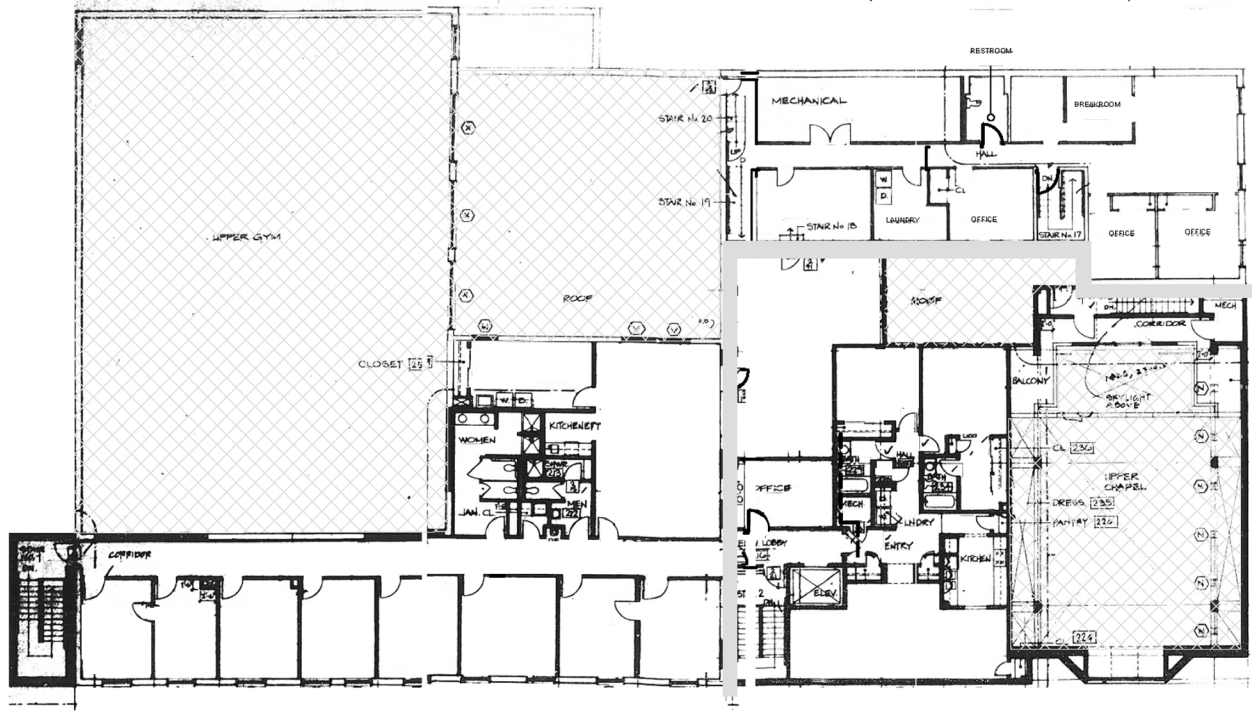
MAIN LEVEL FLOOR PLAN-15,547 s.f.

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## Floor Plans



UPPER LEVEL FLOOR PLAN-5890 s.f.