



401 E. 5th Street
Dayton, Ohio 45402

SALE PRICE:
\$2,800,000

Property Highlights

- 50,932± SF across 4 floors (12,733± SF each) and a lower level ideal for storage
- Prime location in the heart of Dayton's Oregon District – a vibrant community with numerous restaurants, coffee shops, entertainment venues, office and retail space and residential in walking distance.
- On-site parking available, ideal for a new occupant and offering potential additional income through nighttime parking supporting the surrounding amenities
- 2,560± SF Warehouse at the rear, perfect for additional storage, rented out to tenants for additional income or demolished for additional on-site parking
- Dock door access to the building for easy loading, deliveries, or large equipment
- Ideal for an office use or redevelopment with flexible options for growth and customization
- Ownership is open to leasing opportunities!



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