



FOR SALE | 13-15 W MAIN STREET
FAIRBORN, OH 45324

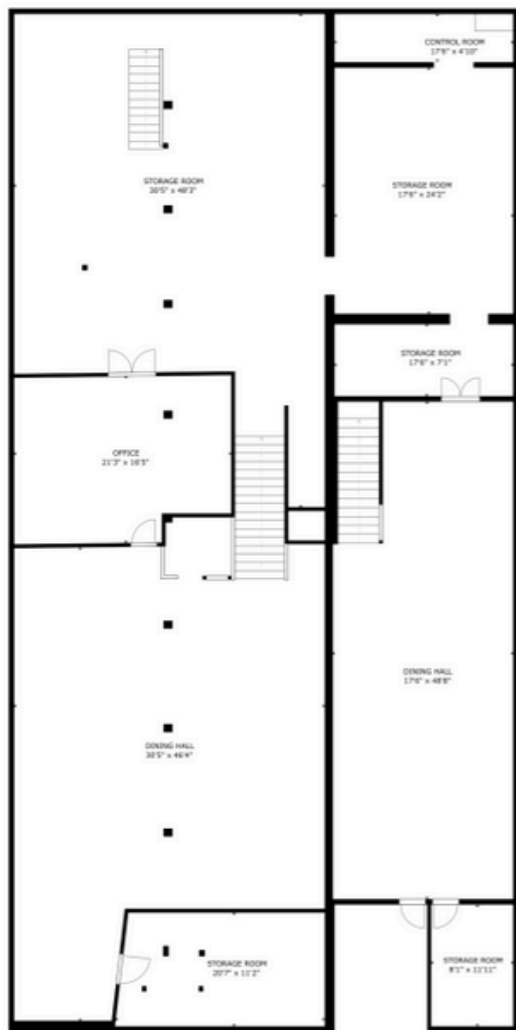
Property Highlights

- 9,800 SF commercial property
- Prime Visibility
- Zoned Downtown Commercial
- Can be easily converted into two separate retail units
- The well-maintained building features two finished floors plus a finished basement
- Full front glass windows provide excellent exposure to the foot traffic of downtown Fairborn
- Ample street parking ensures easy access for customers and clients
- Located in a thriving business district
- Close proximity to major regional hubs, including Wright-Patterson Air Force Base and Wright State University

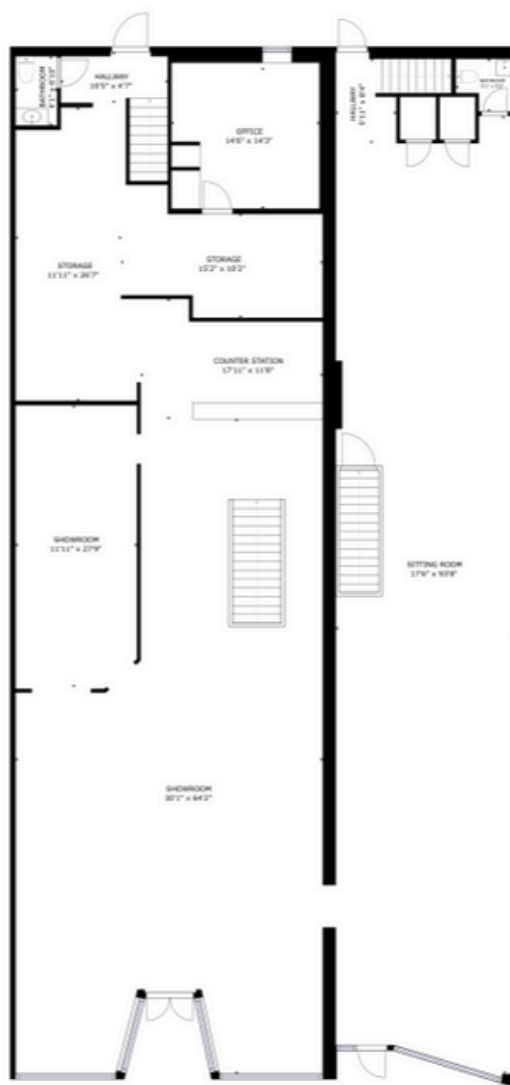
Offered at: \$395,000

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BETHANY YOST | 937.979.7419 | BETHANY.YOST@IRONGATEREALTORS.COM



FLOOR 1

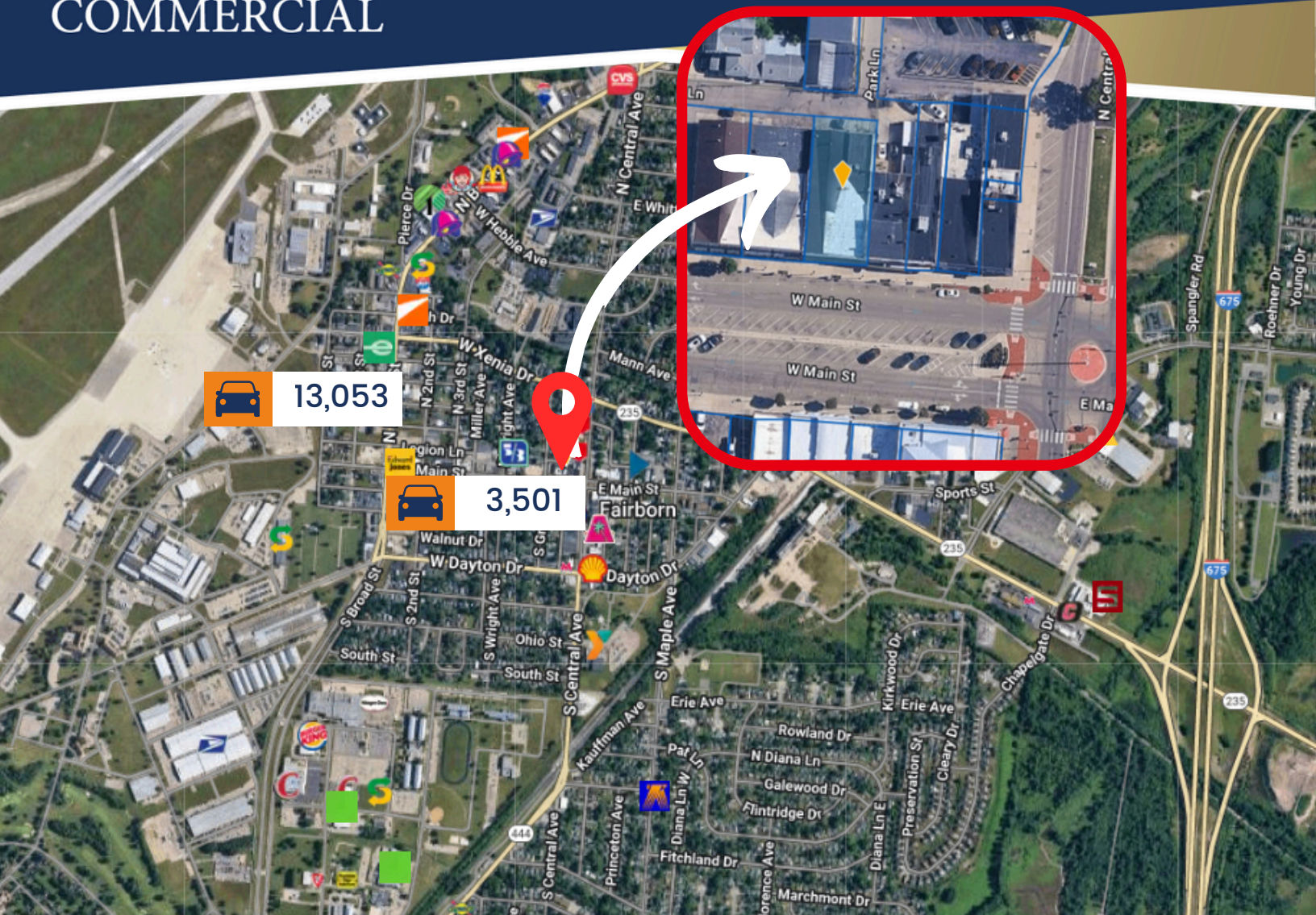


FLOOR 2



FLOOR 3





**13-15 W MAIN ST
FAIRBORN, OH 45324**

**FOR
SALE**

2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	19,356	76,404	308,434
HOUSEHOLDS	8,384	32,339	128,803
HH INCOME	\$67,744	\$85,410	\$81,666

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