



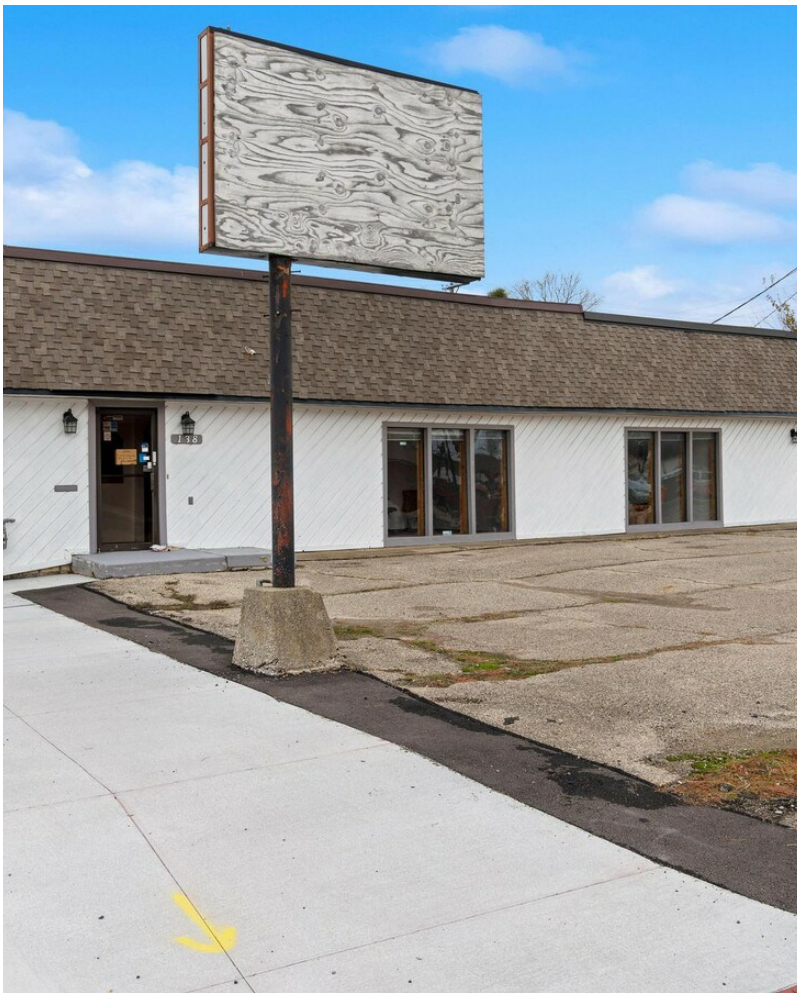
## 136-138 N Broad St

136-138 N Broad St, Fairborn, OH 45324



**Jon Pemberton**

Keller Williams Community Partners  
2835 Miami Village Dr, Suite 200, Miamisburg, OH 45342  
[jonpemberton@kw.com](mailto:jonpemberton@kw.com)  
(937) 602-3233 Ext: 237



## 136-138 N Broad St

\$250,000

Situated in a rapidly revitalized area, this property benefits from the resurgence of local businesses, new developments, and increased community engagement, offering significant potential for growth and appreciation.

Seize this opportunity to invest in a thriving location with outstanding income potential! Located at 136 & 138 North Broad Street, this property features two office suites that can be utilized separately or combined into a spacious 2,500 sq. ft. area to suit the new owner's needs.

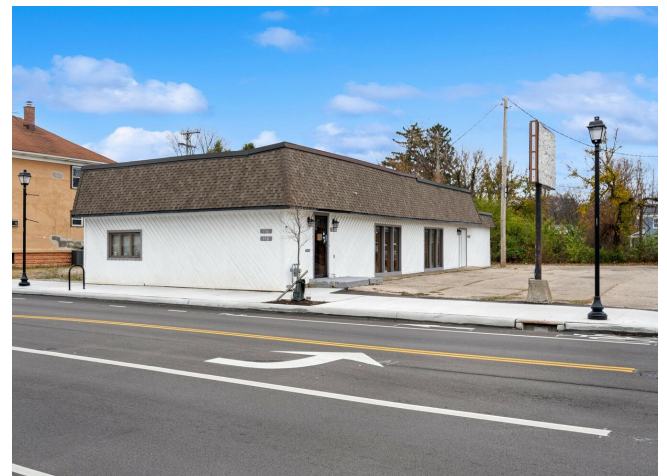
### Rental Income Potential:

\$1,500 per suite or

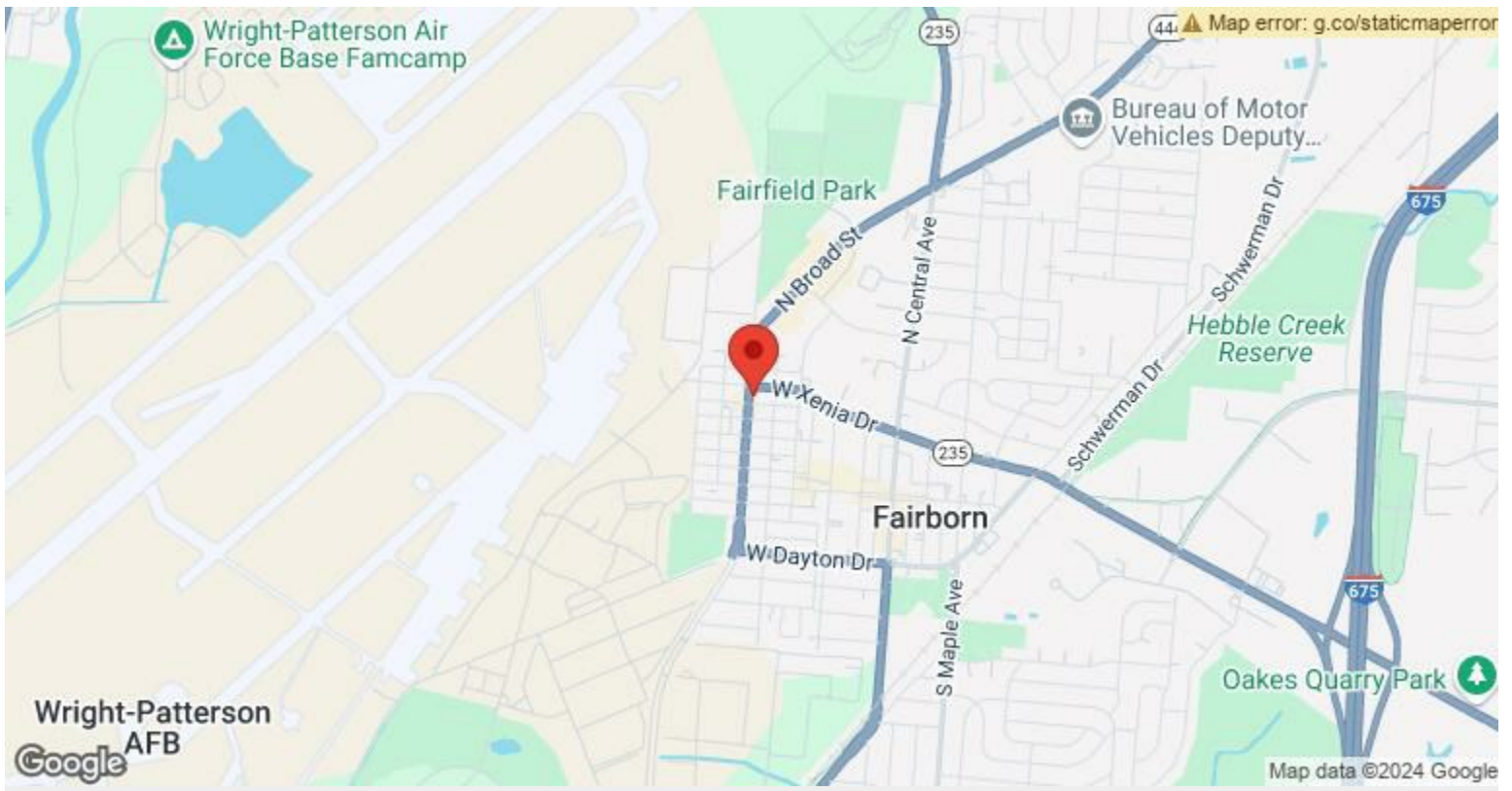
\$3,000 for the entire building.

Recently rehabbed, this property boasts new flooring, updated bathrooms, and numerous modern upgrades, making it turn key. With ample parking and a prime location, it's an excellent opportunity for investors seeking a hassle-free income-generating property.

The building has a reception area, two conference rooms...



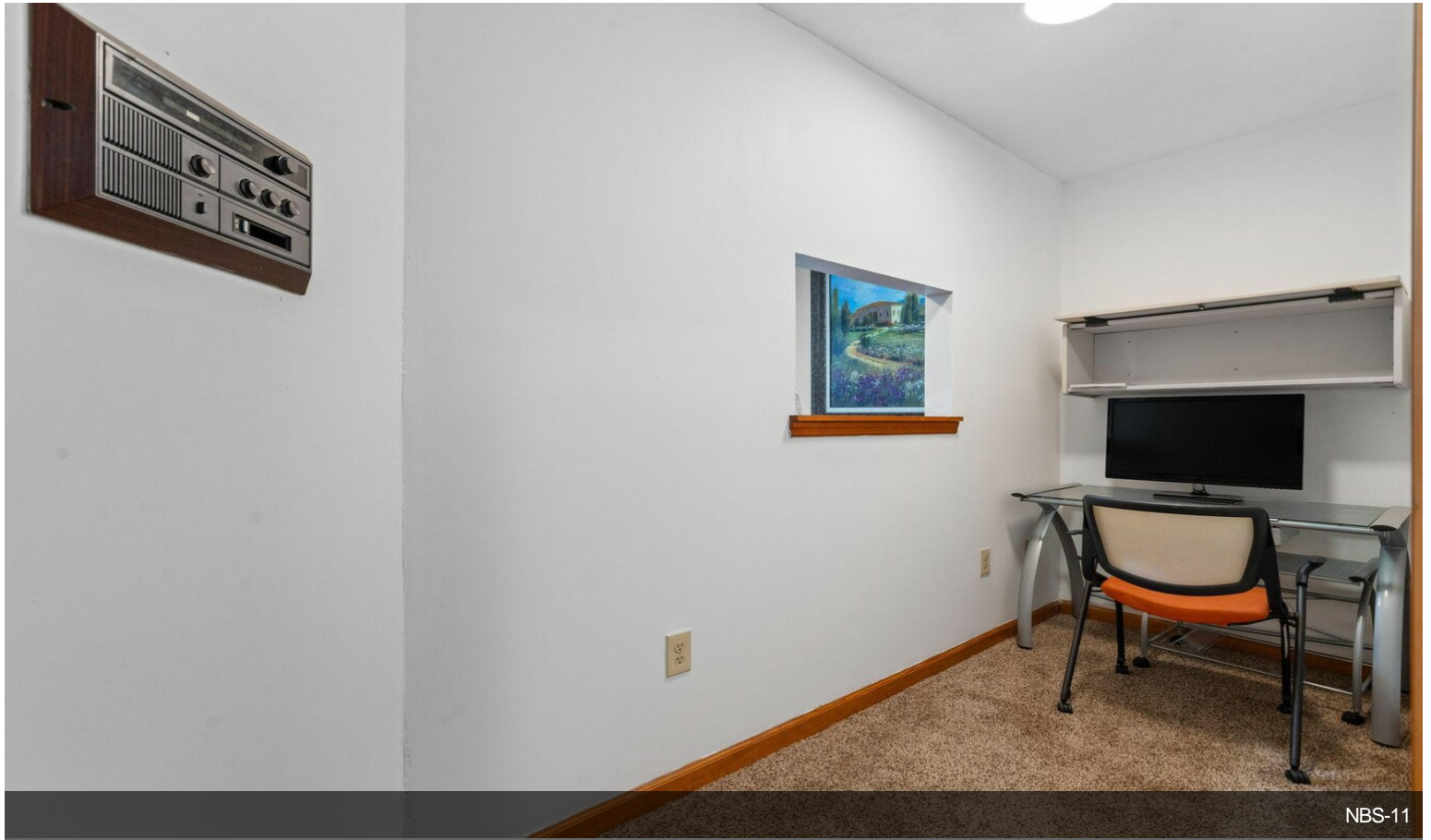
Price:	\$250,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.22 AC
Gross Building Area:	3,000 SF
No. Stories:	1
Year Built:	1948
Tenancy:	Multiple
Parking Ratio:	5.77/1,000 SF
Zoning Description:	B-1
APN / Parcel ID:	A02-0001-0003-0-0104-00
Walk Score ®:	70 (Very Walkable)



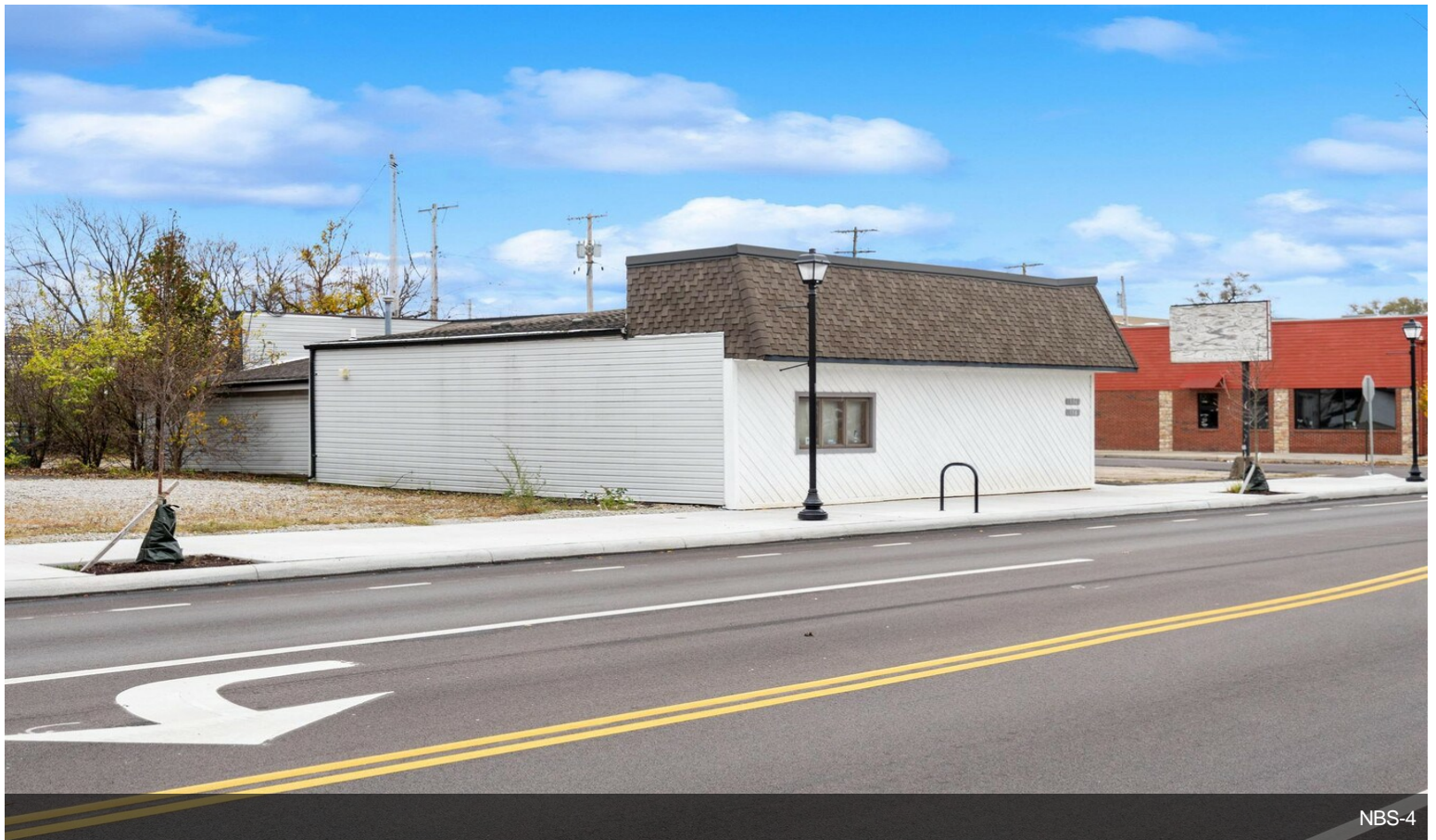
136-138 N Broad St, Fairborn, OH 45324



# Property Photos



NBS-11



NBS-4



# Property Photos



NBS-5



NBS-6



# Property Photos



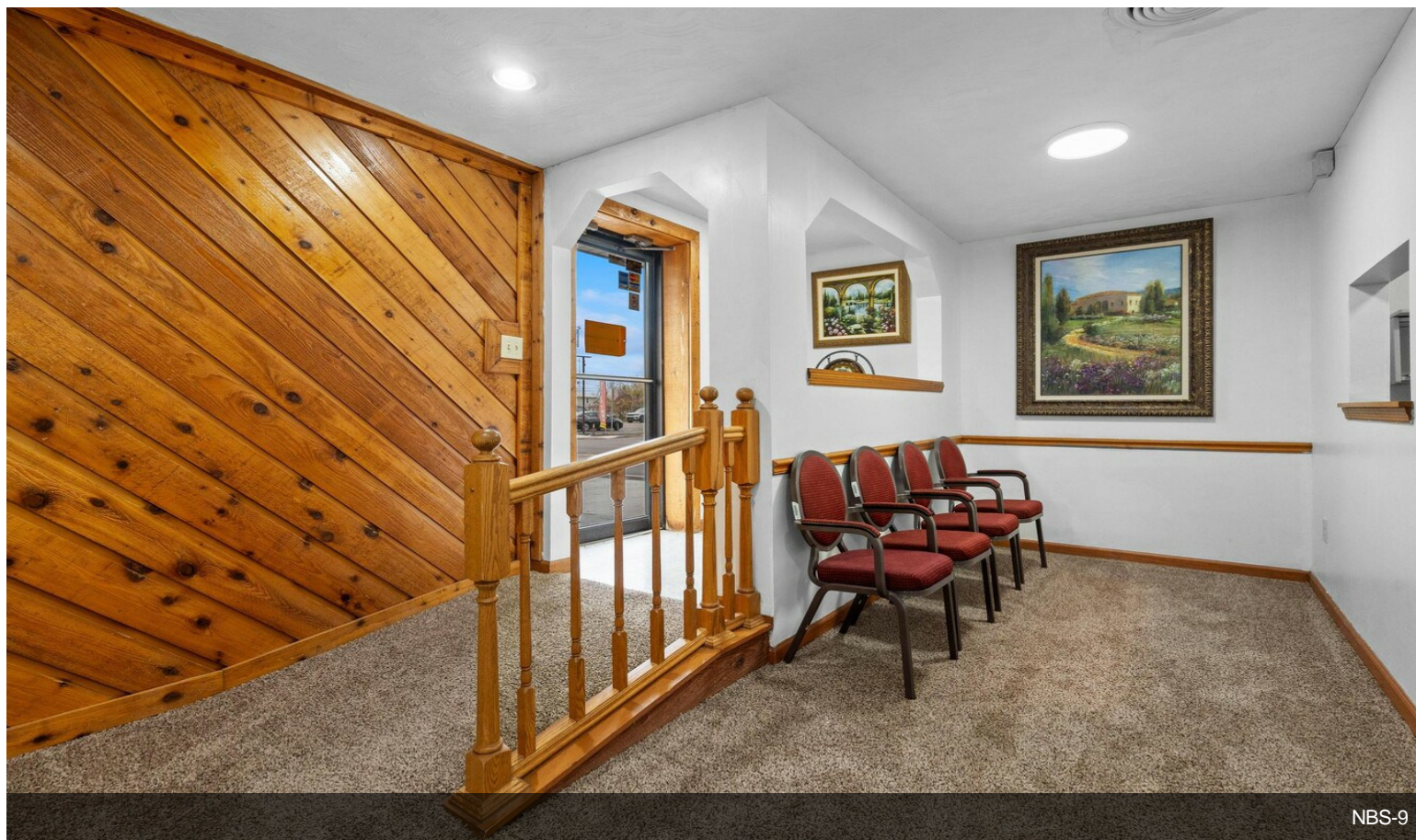
NBS-7



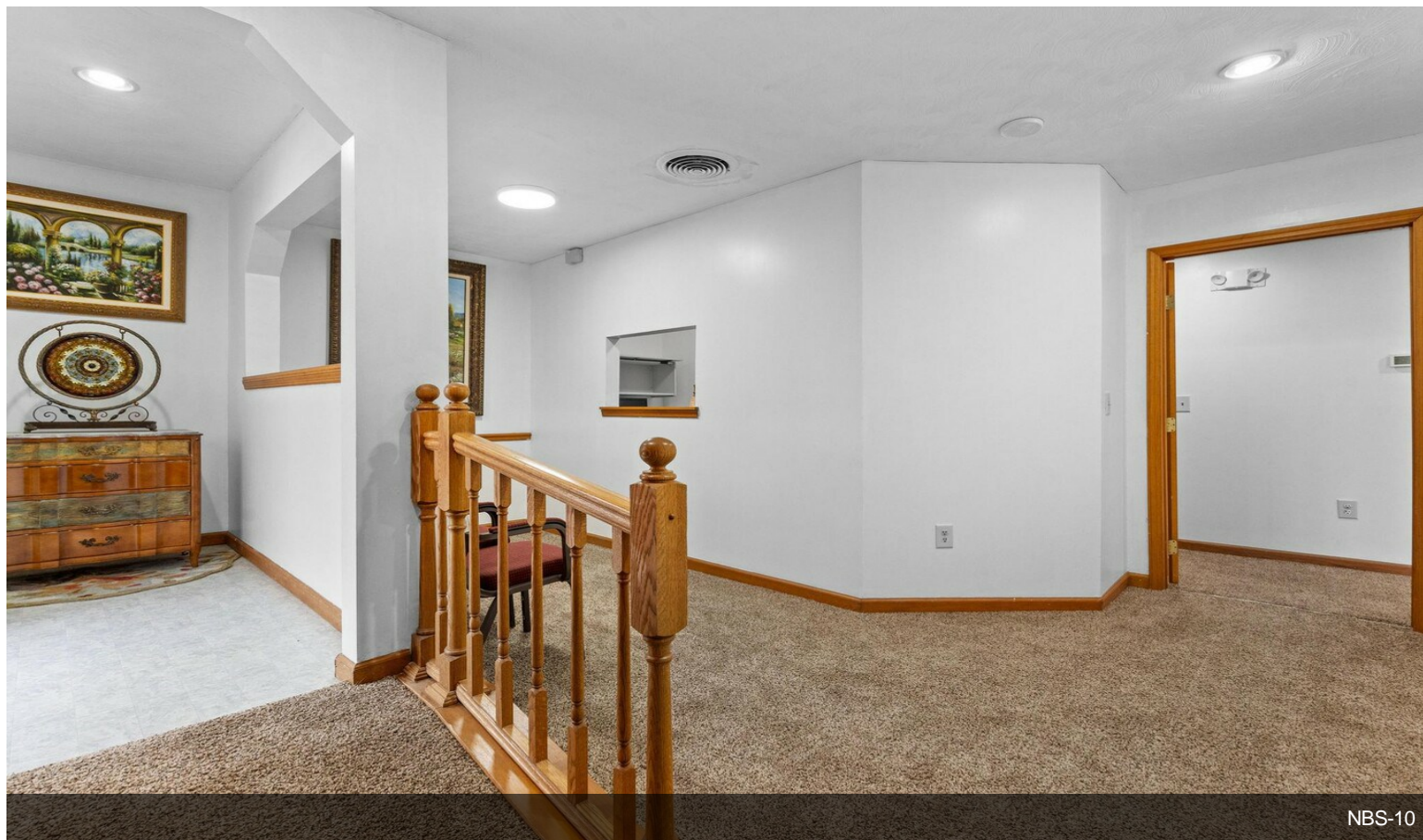
NBS-8



# Property Photos



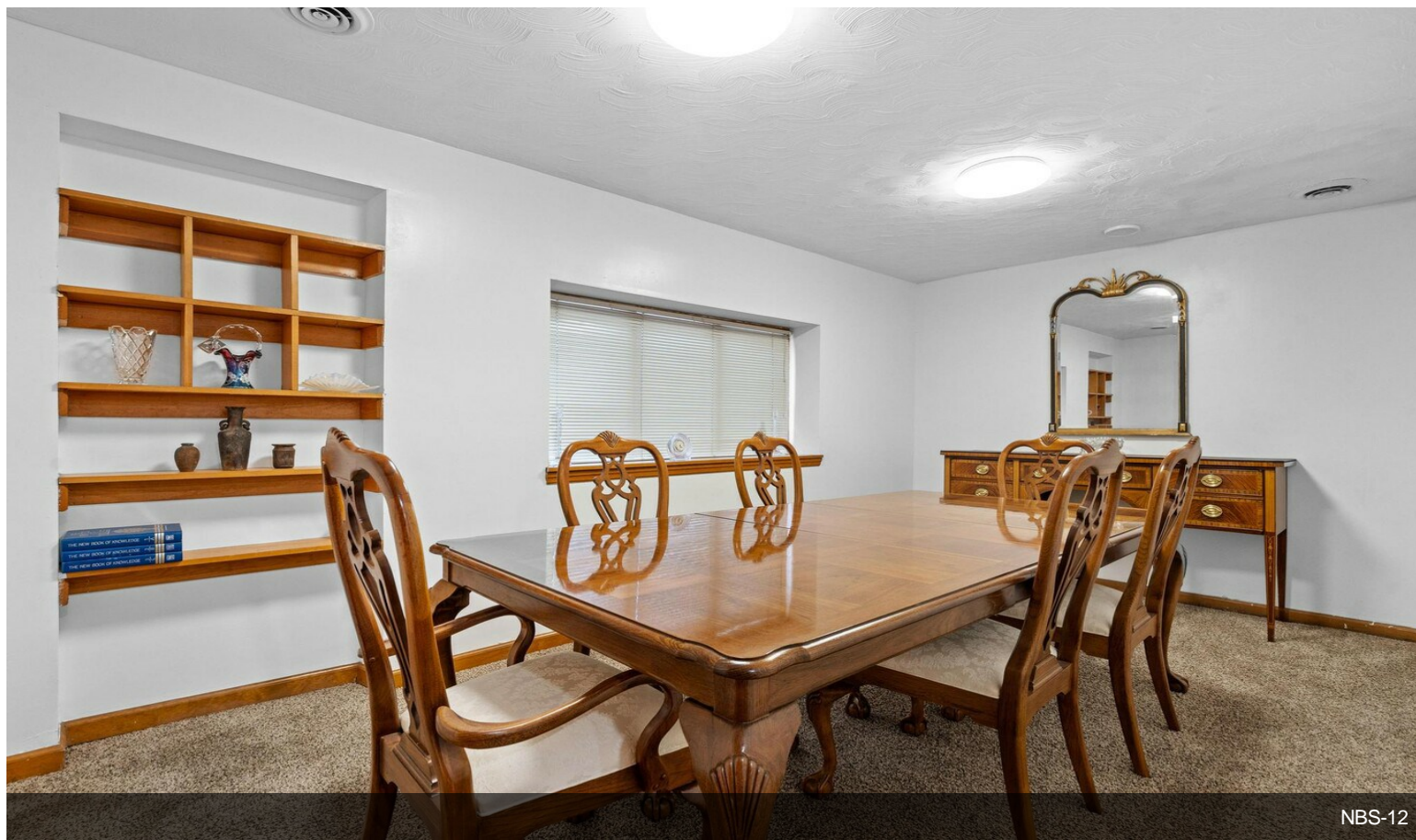
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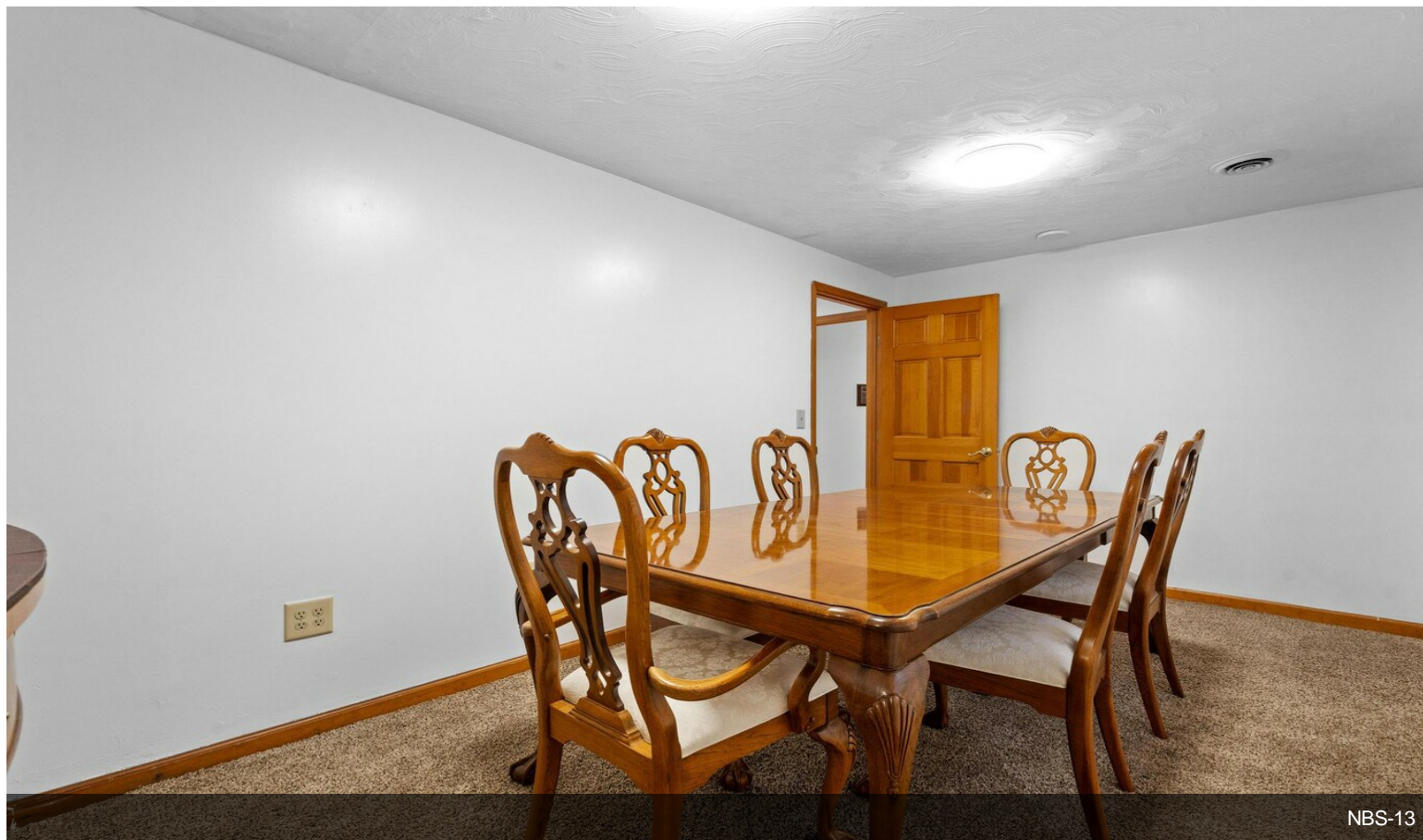
NBS-10



# Property Photos



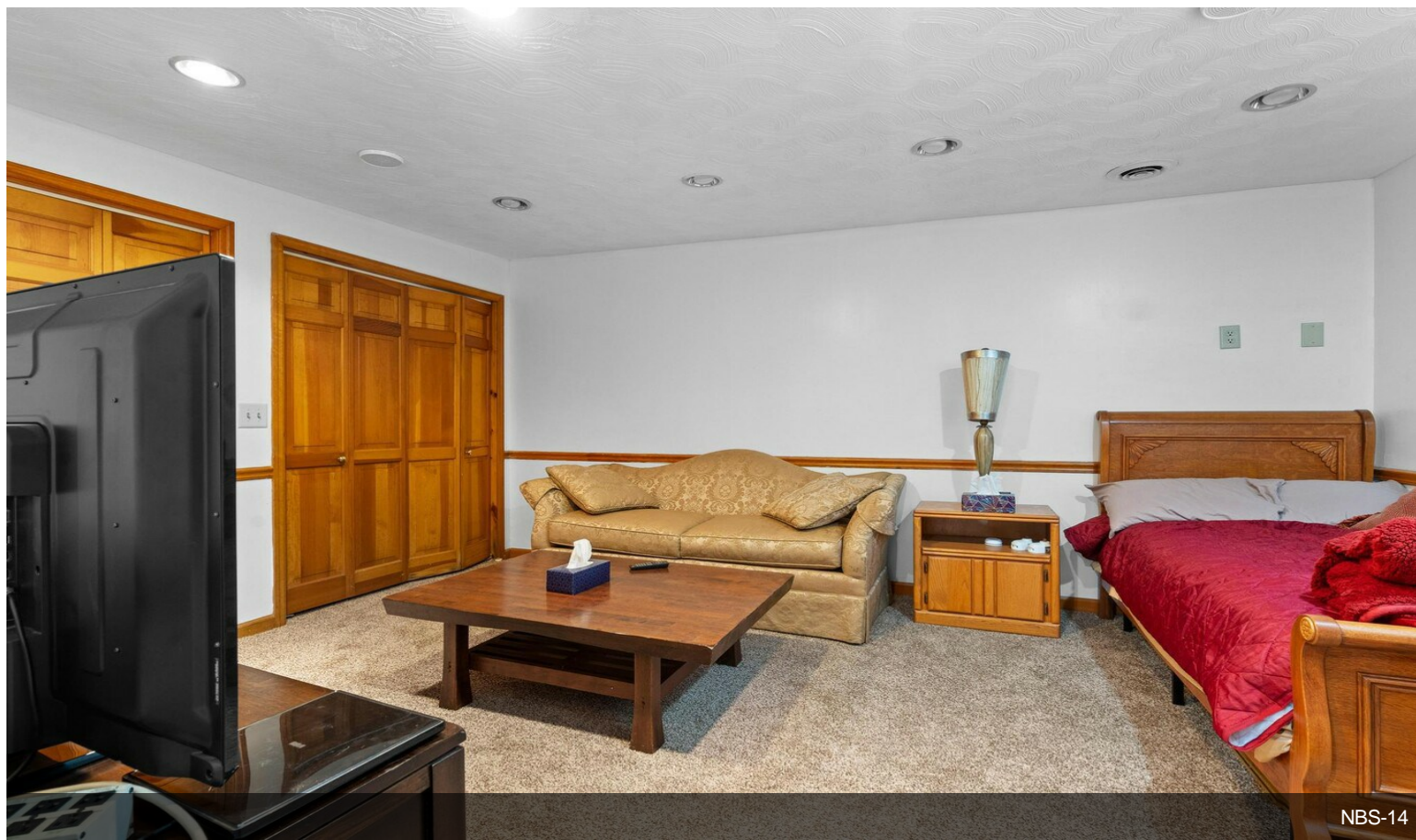
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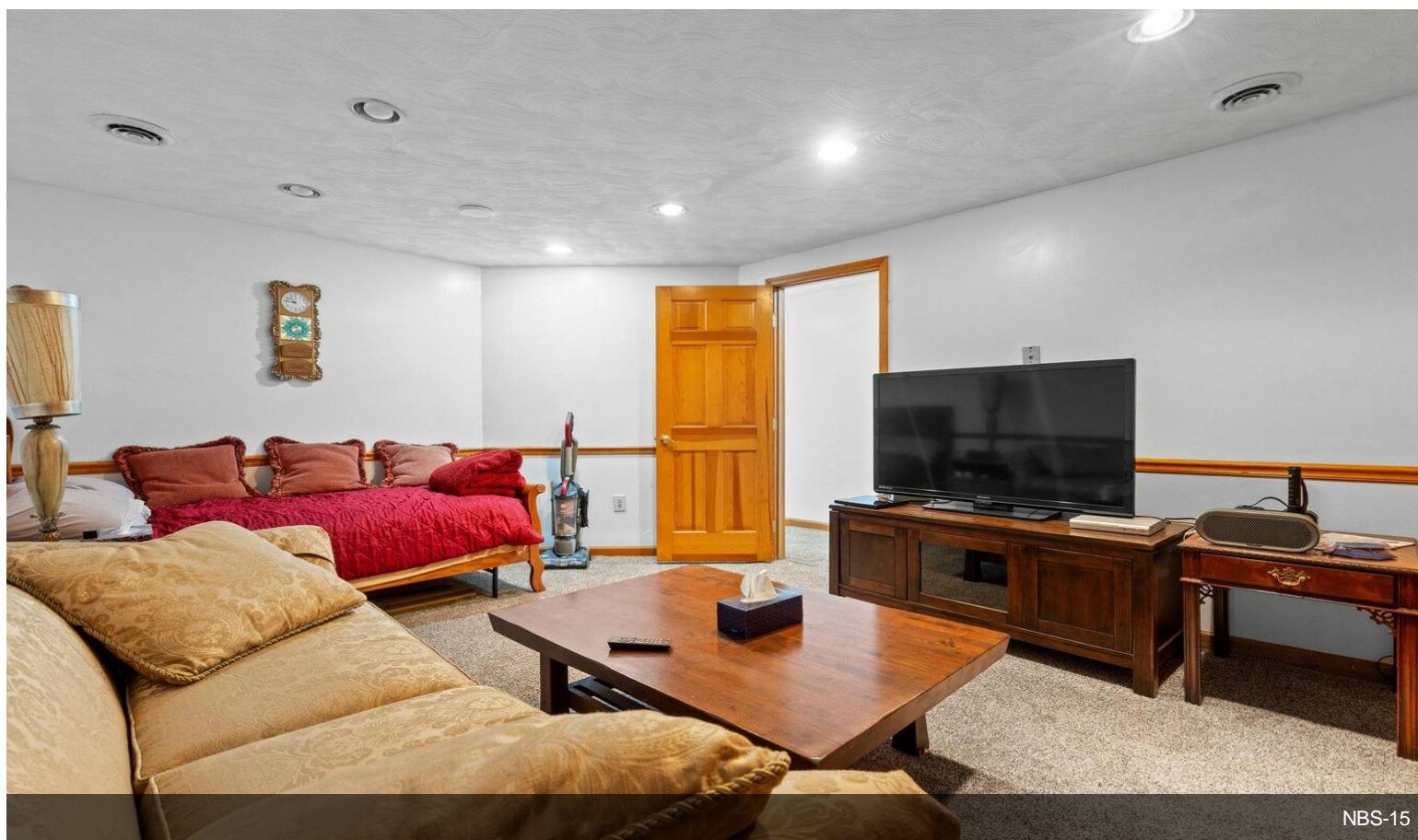
NBS-13



# Property Photos



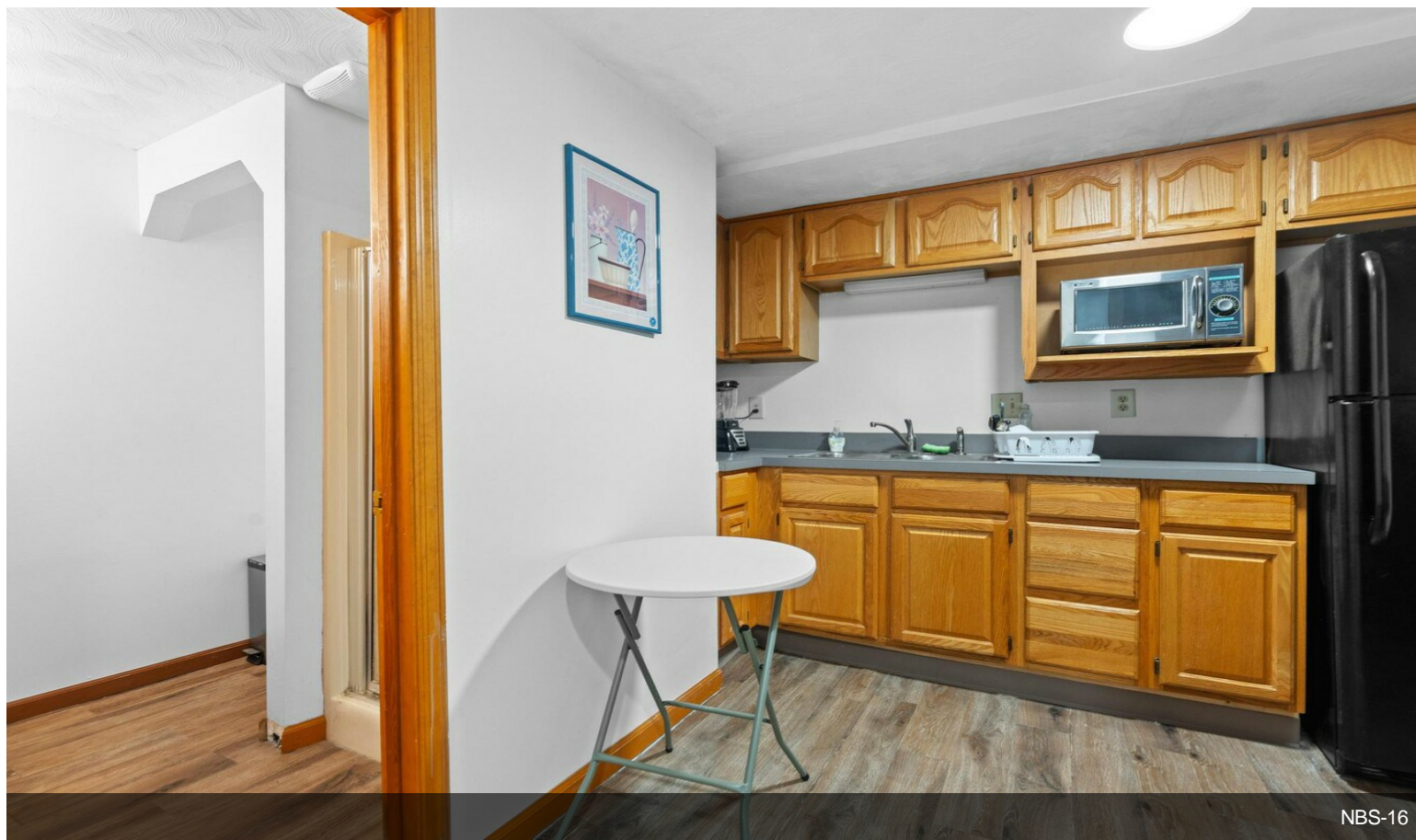
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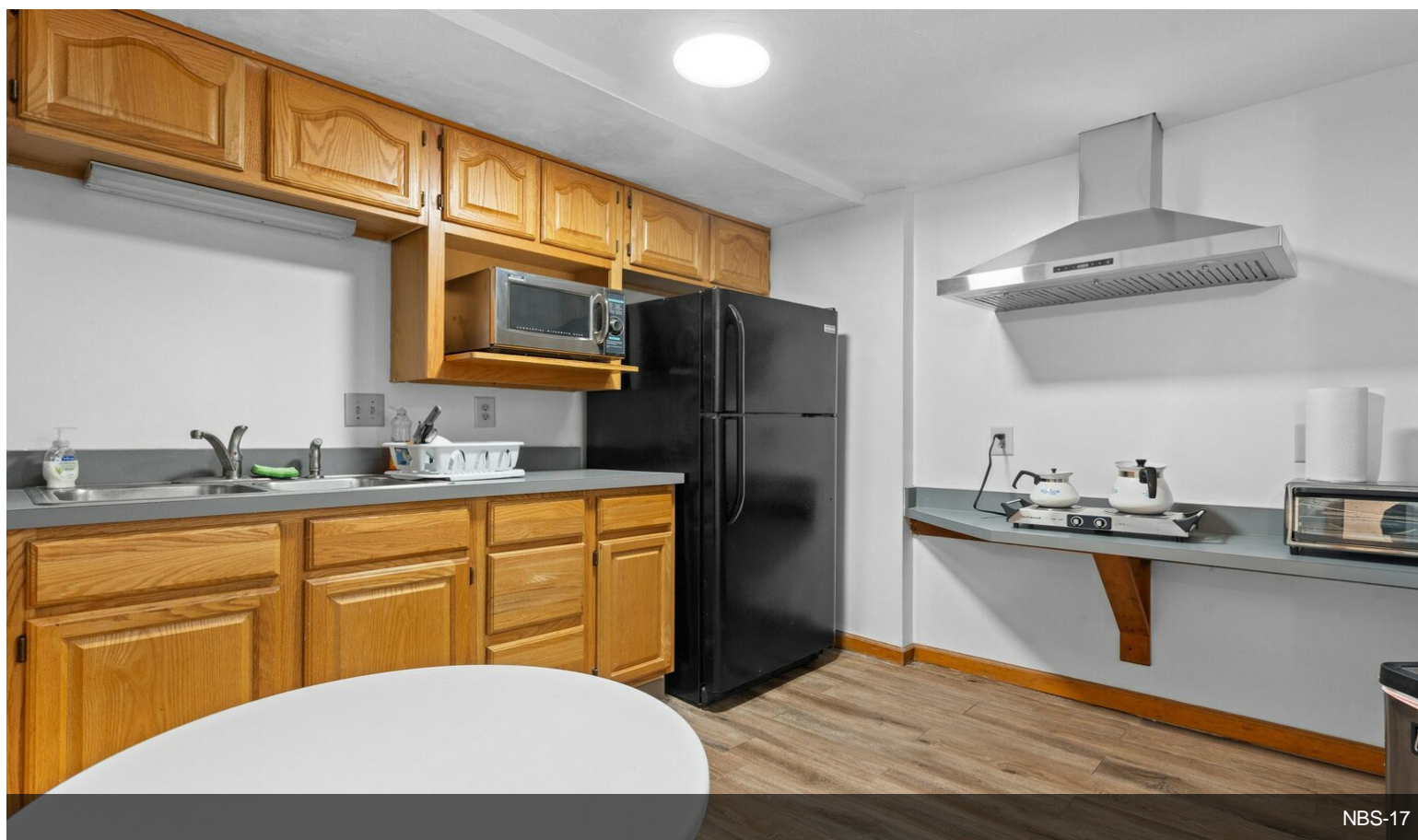
NBS-15



# Property Photos



NBS-16



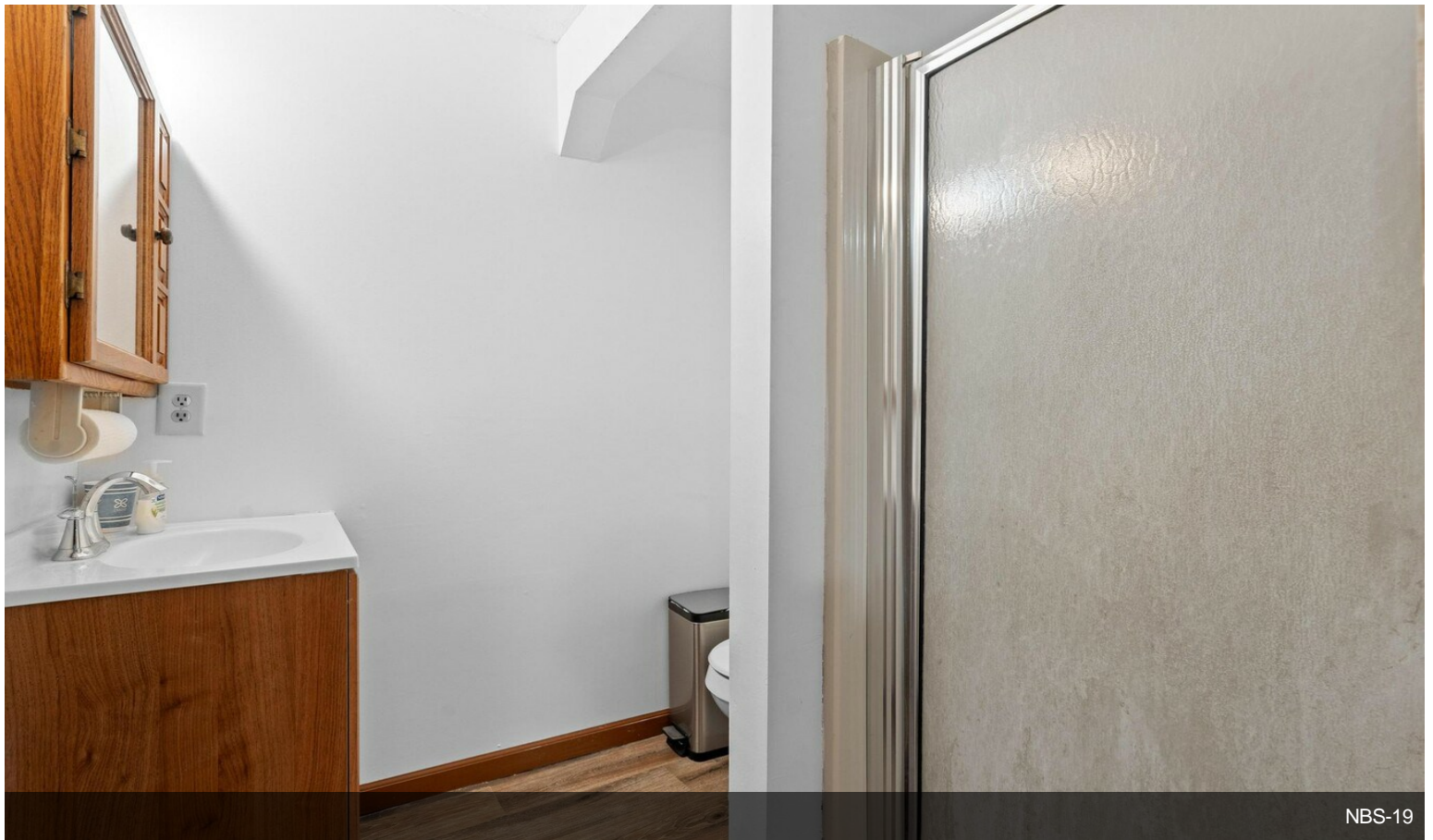
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# Property Photos



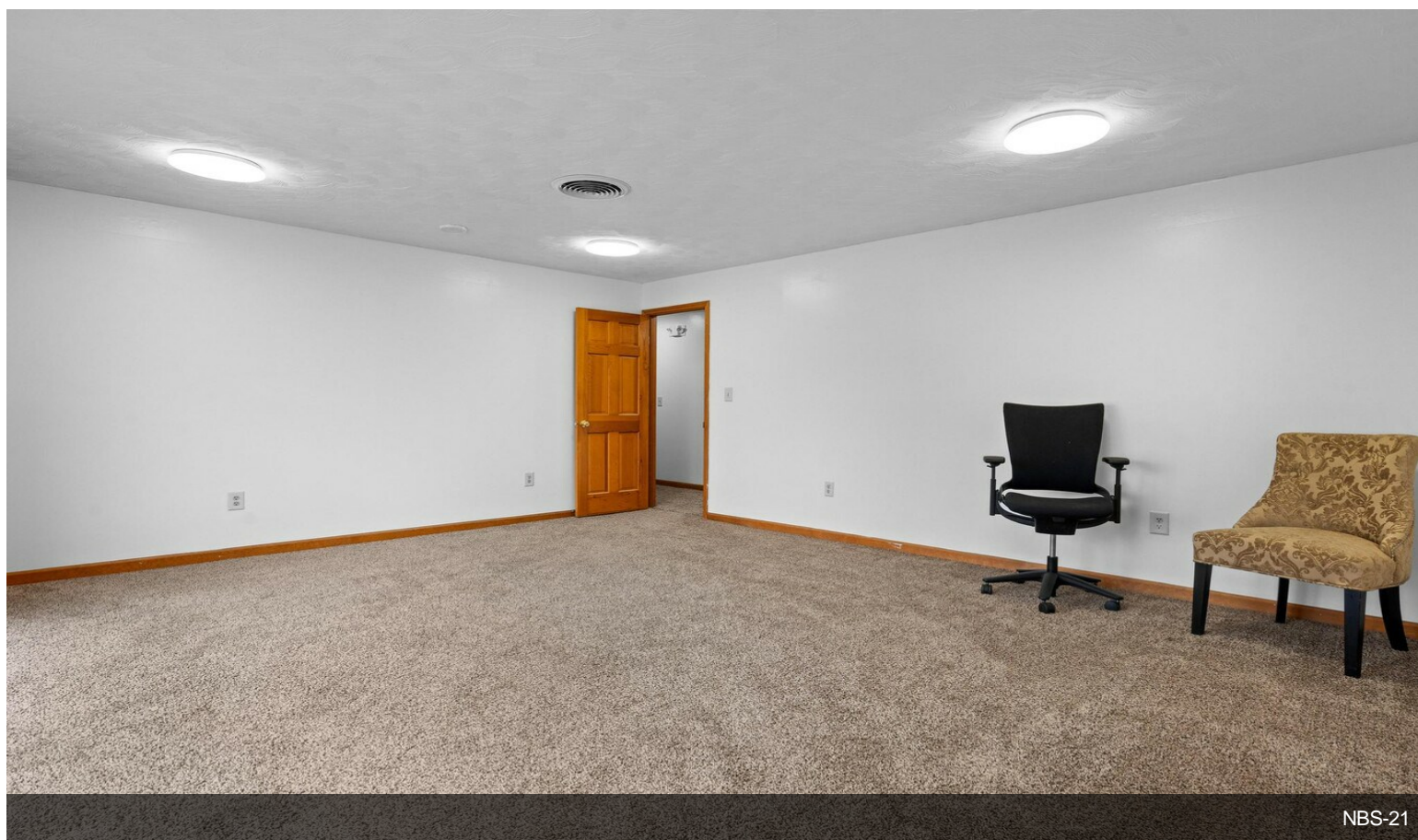
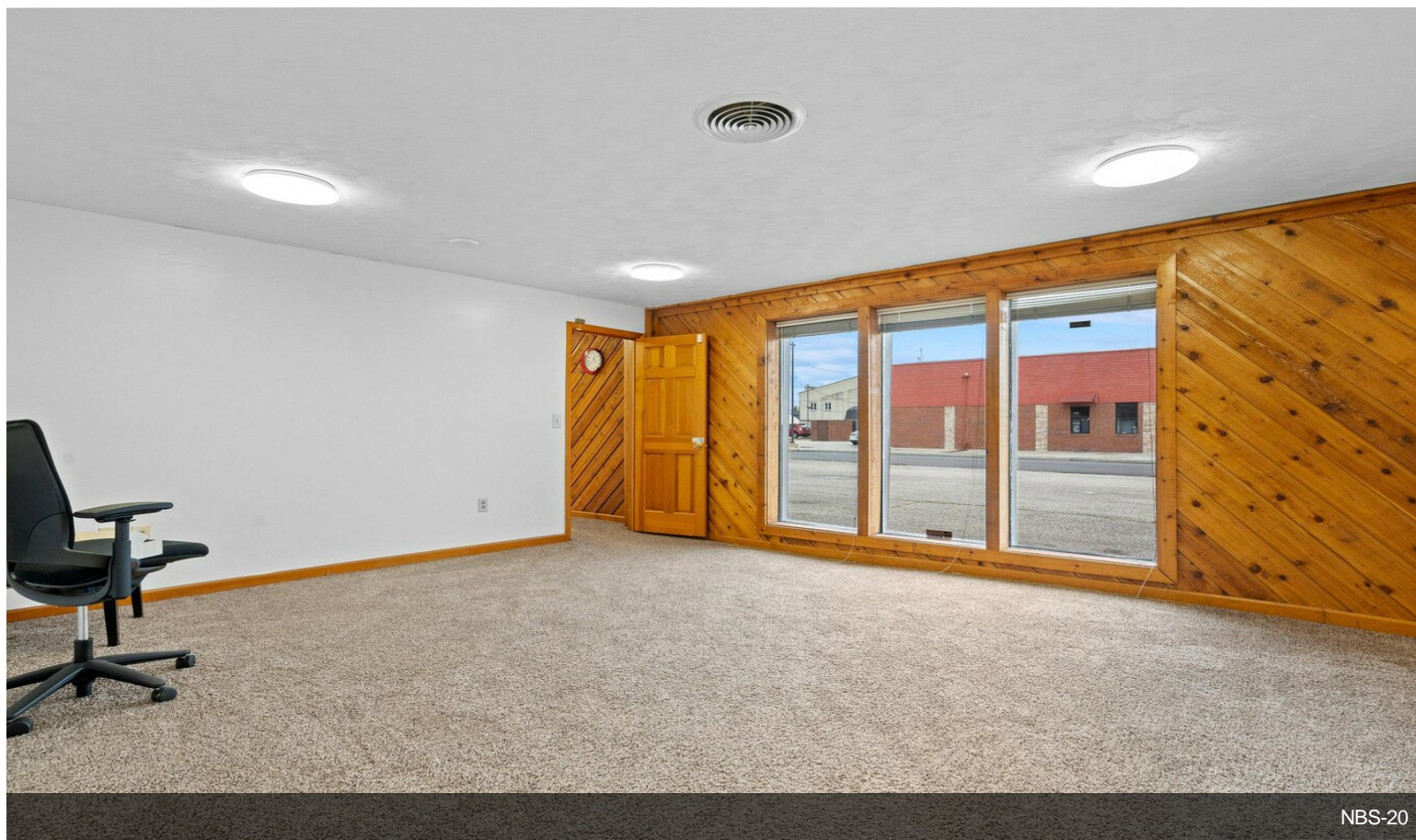
NBS-18



NBS-19



# Property Photos

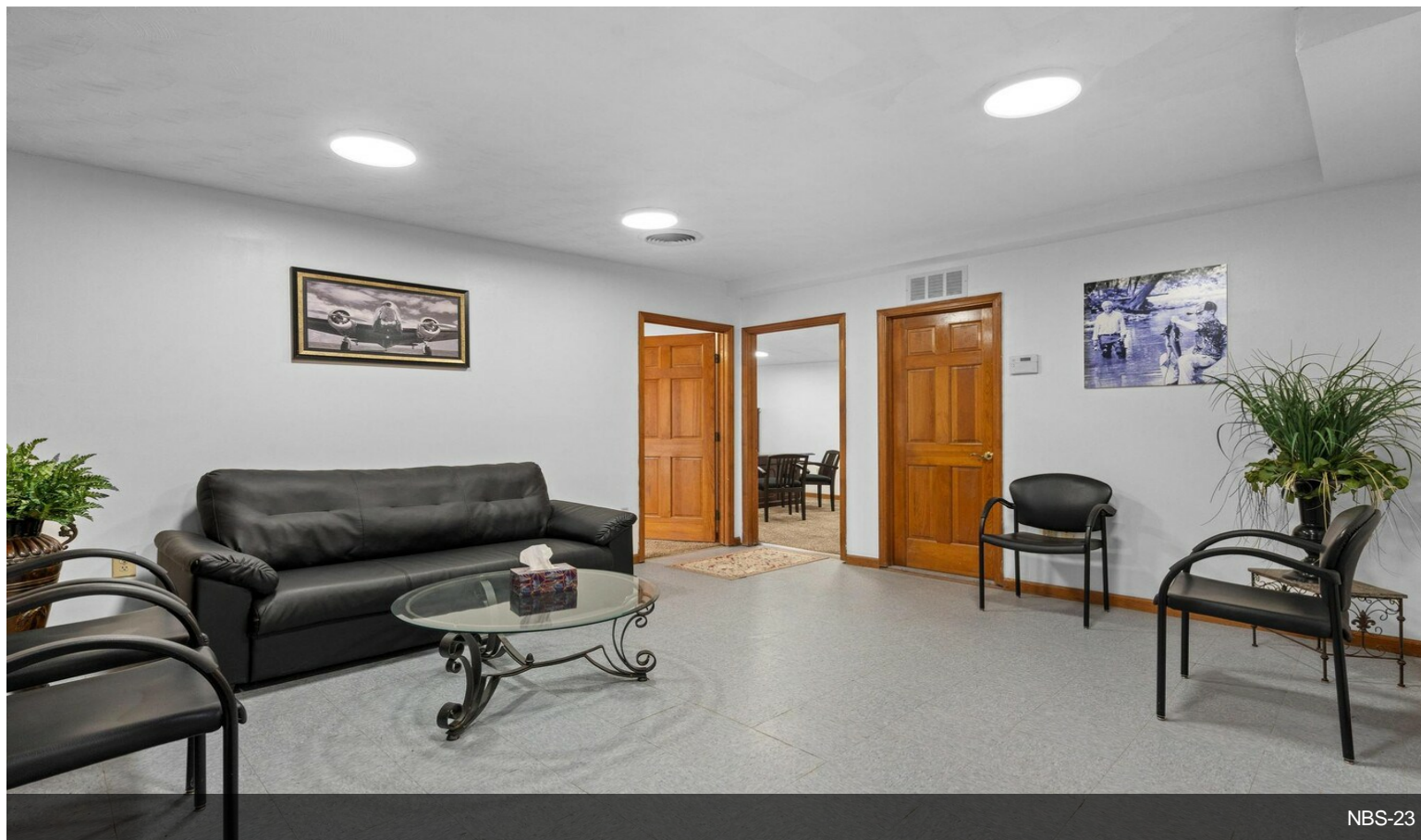




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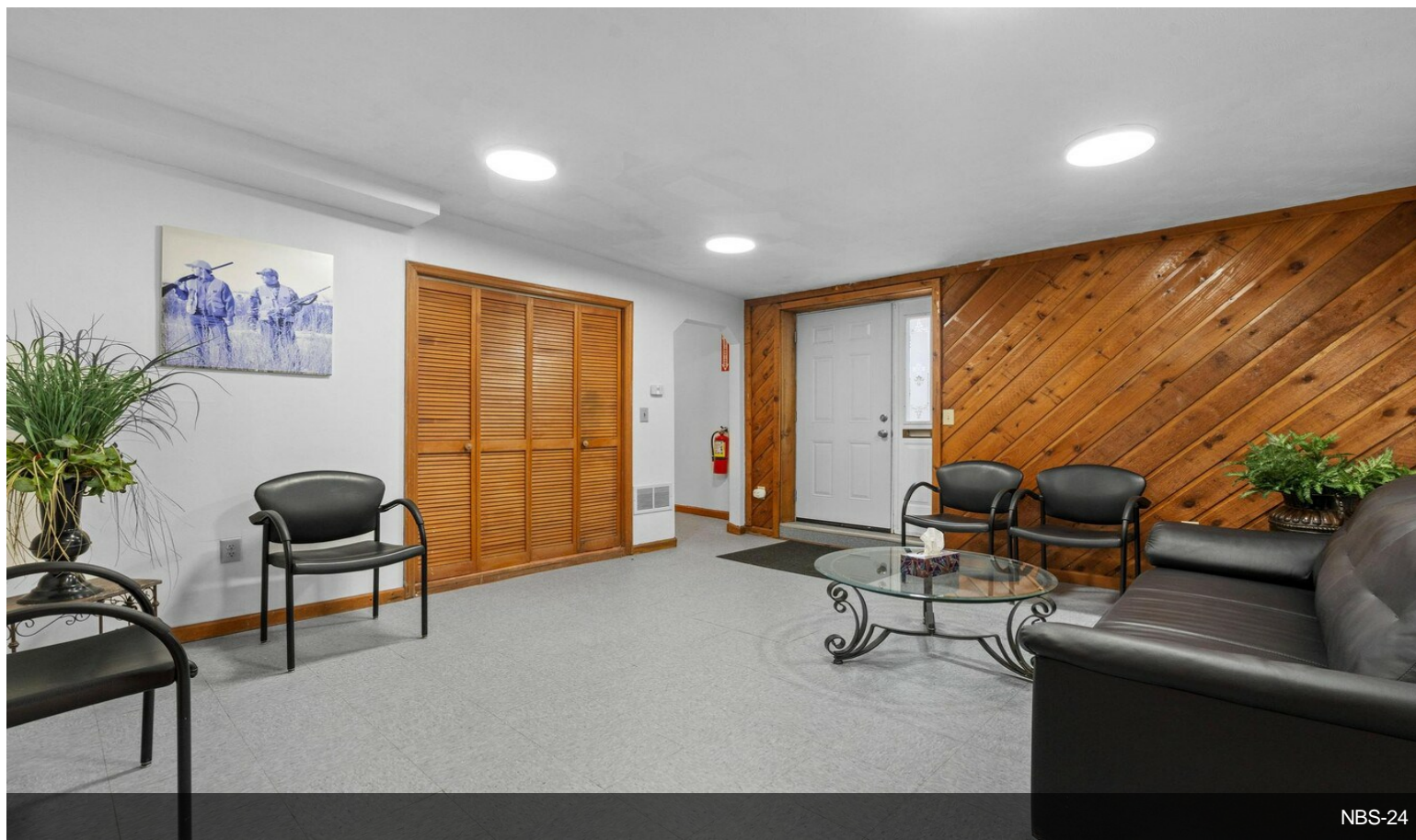
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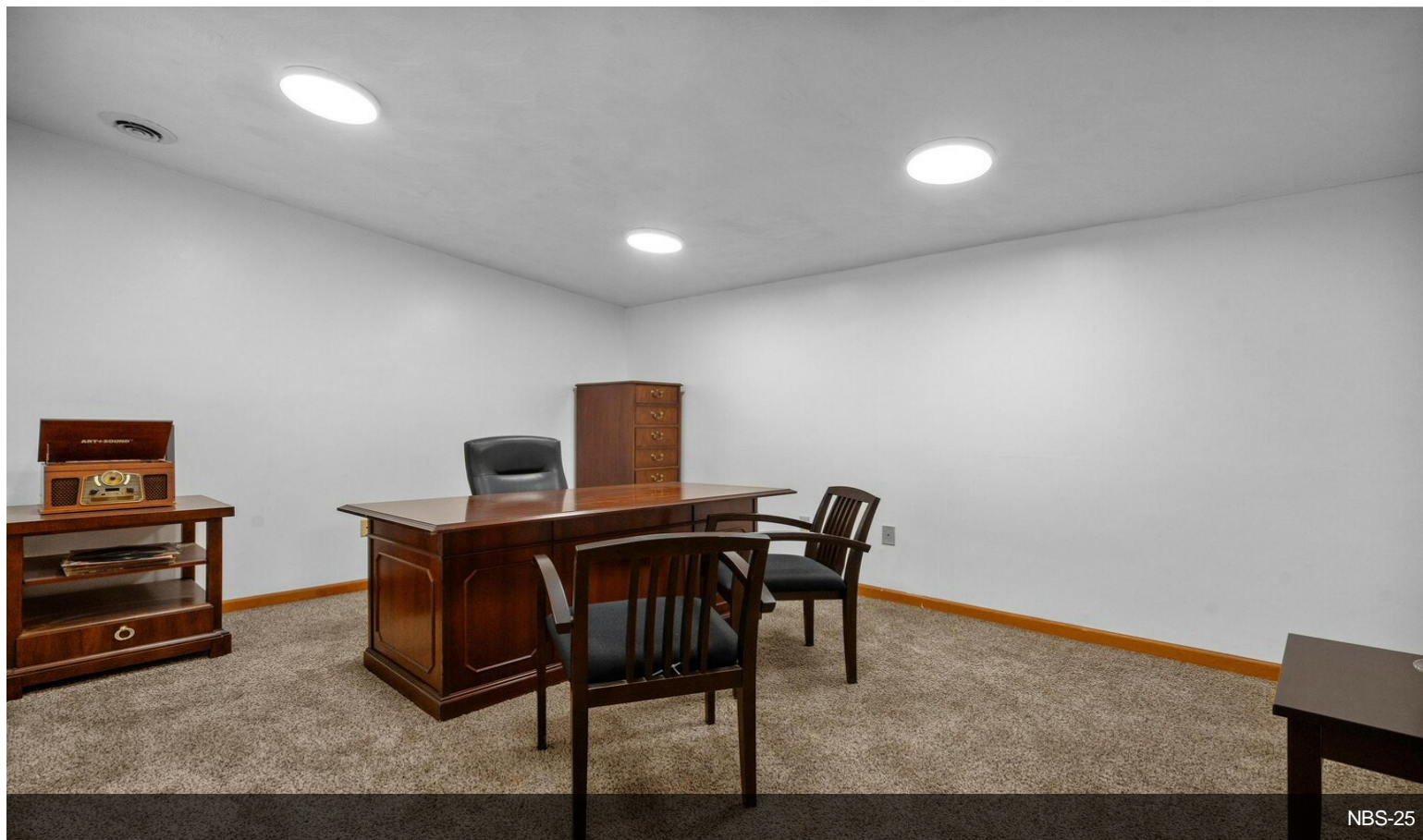
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# Property Photos



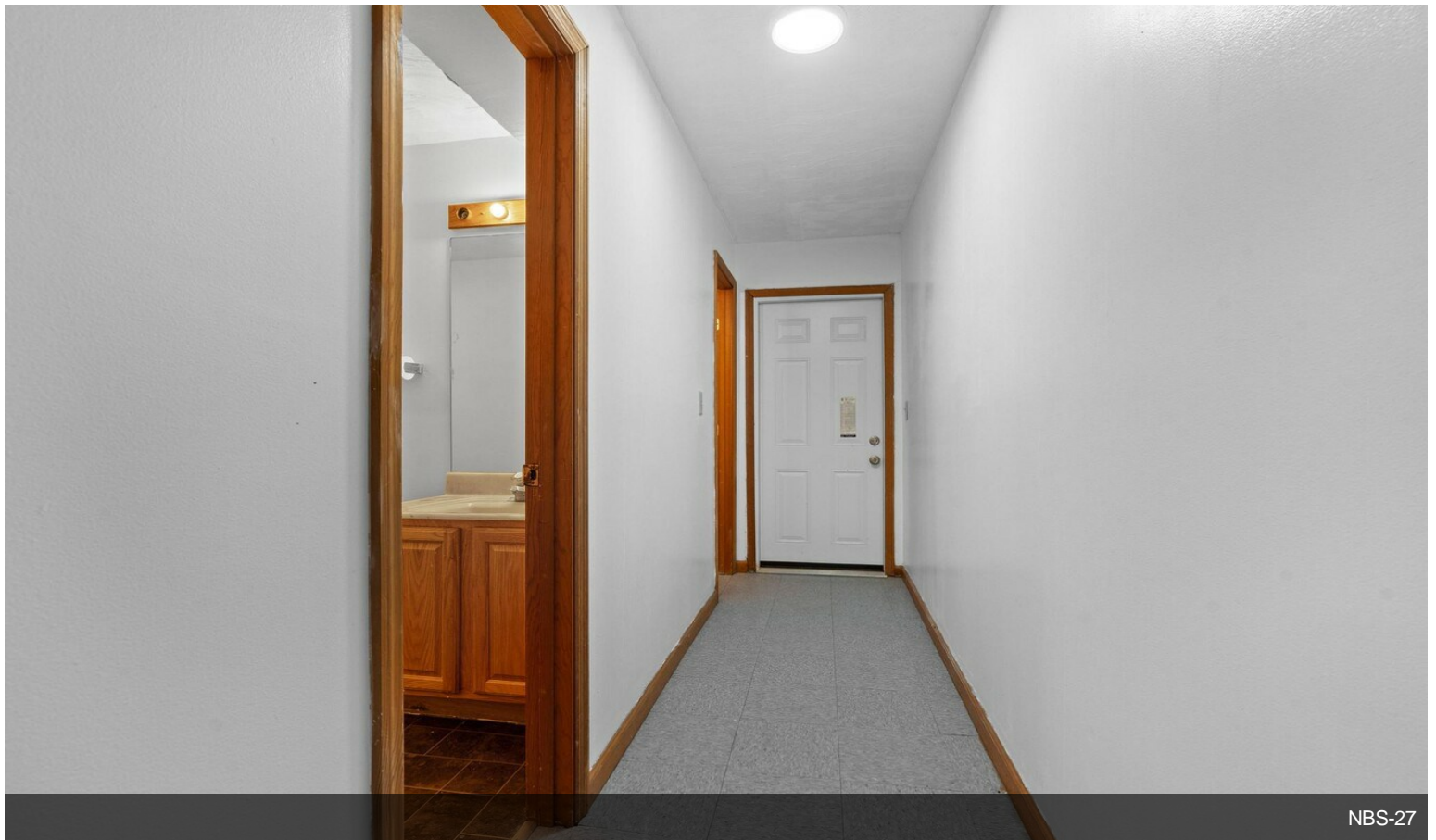
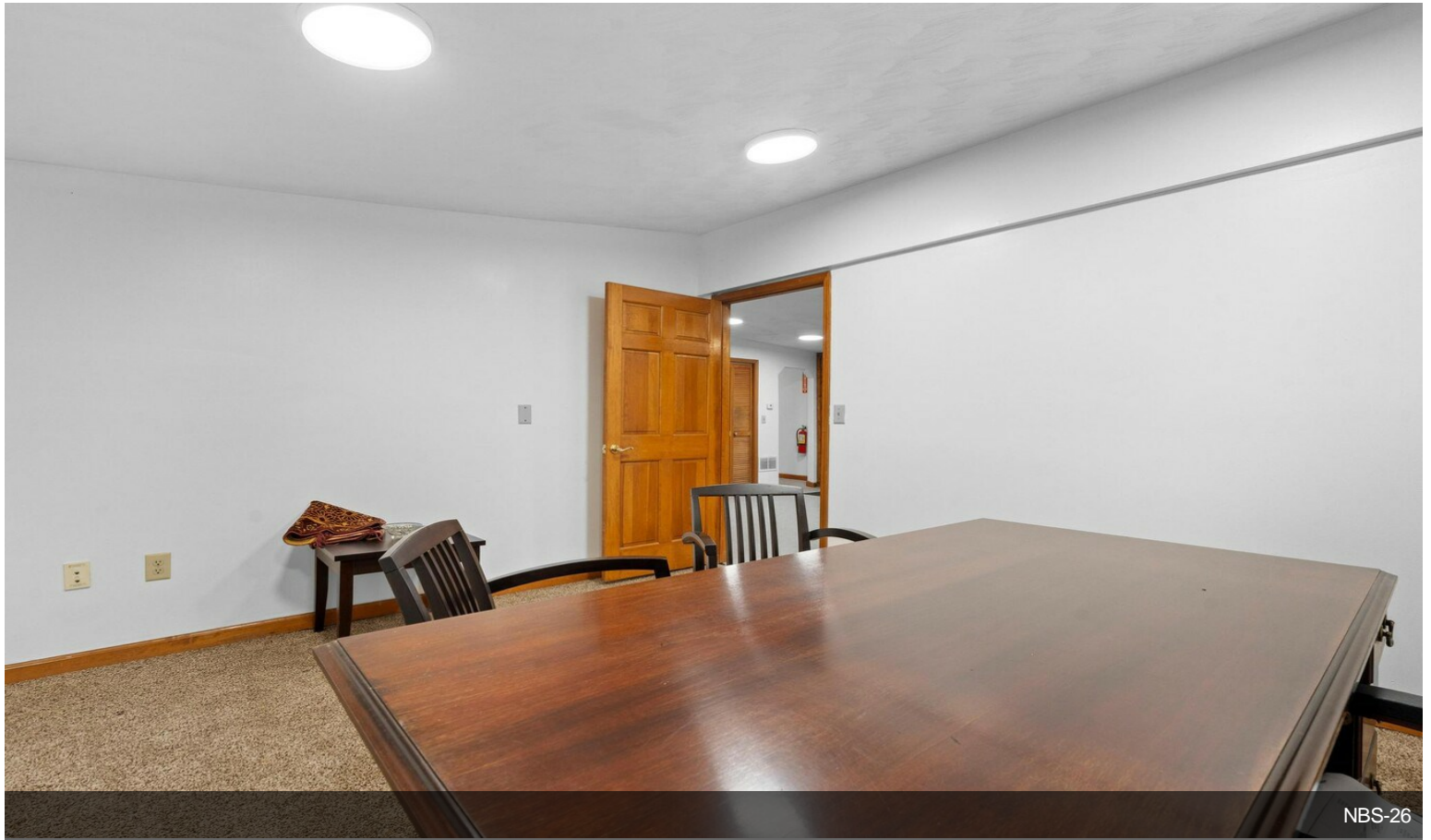
NBS-24



NBS-25

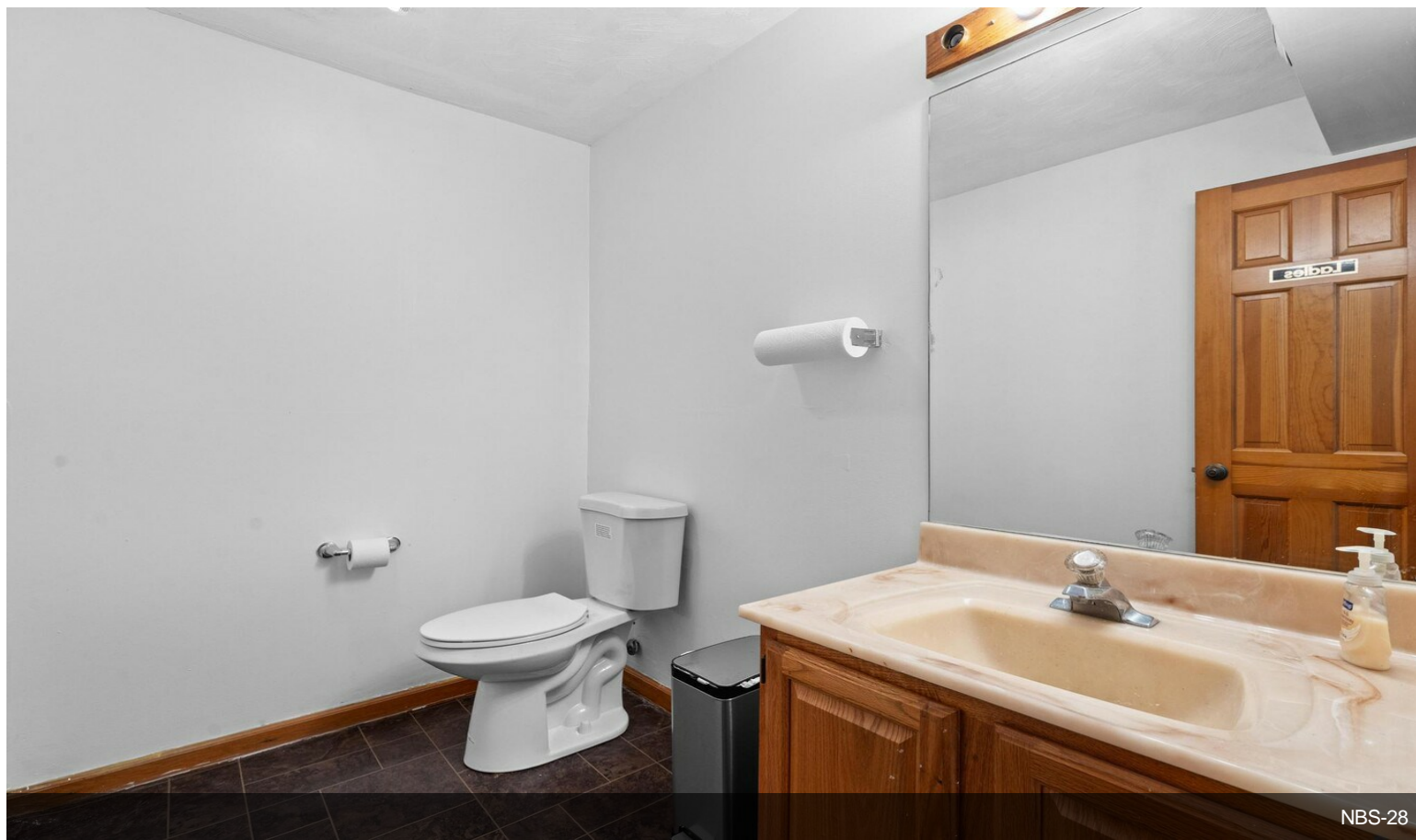


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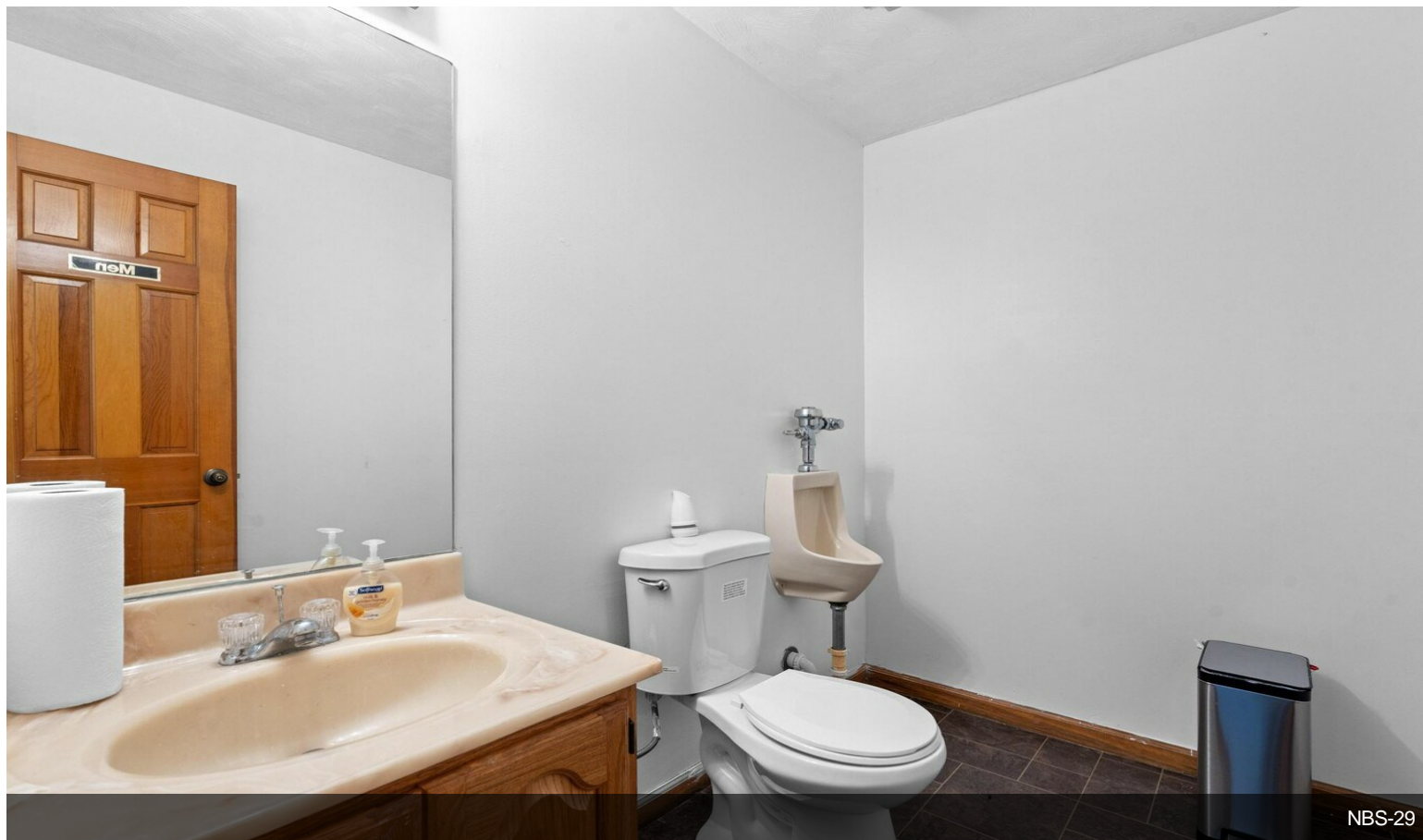




# Property Photos



NBS-28



NBS-29



# Property Photos



NBS-30

**Feature Information**

**Property Info** | Building Info | Deed Info

PARCEL ID: **A02000100030010400**

OWNER(S): E CHILDERS ENTERPRISES II LTD

PROPERTY ADDR: 138 N BROAD ST

MAILING ADDR: 2165 BEAVER VALLEY RD  
FAIRBORN OH 43324

LEGAL DESC: FAIRFIELD W 1/2  
LOT 5  
138 N BROAD ST

CLASS: COMMERCIAL

LAND USE: 447

ACRES: 0.0000

APPRAISED LAND: \$27,060.00

APPRAISED BLDG: \$44,190.00

APPRAISED TOTAL: \$71,250.00

ASSESSED TOTAL: \$24,940.00

TOTAL TAXES: \$1,664.52

TAXES OWED: \$0.00

DELINQUENT TAXES: \$0.00

SALE DATE: 05/03/00

SALE PRICE: \$65,000.00

DEED REFERENCE: **2768 / 0717**

PLAT CMB/PG: **31 / 188**

PLAT BOOK/PG: 1 / 67

PLAT NAME: FAIRFIELD ORIGINAL


SURVEY RECORD: N/A

NEIGHBORHOOD: 00301000

ZONING: N/A

DISTRICT: FAIRBORN CITY FAIRBORN CSD

PROPERTY CARD: [View Card](#)

PHOTO: 

Version: 2019.0.1561.23882

**Parcel Identifier**

By Shape | Parcel Search | Results

Features selected: 1

**A02000100030010400**

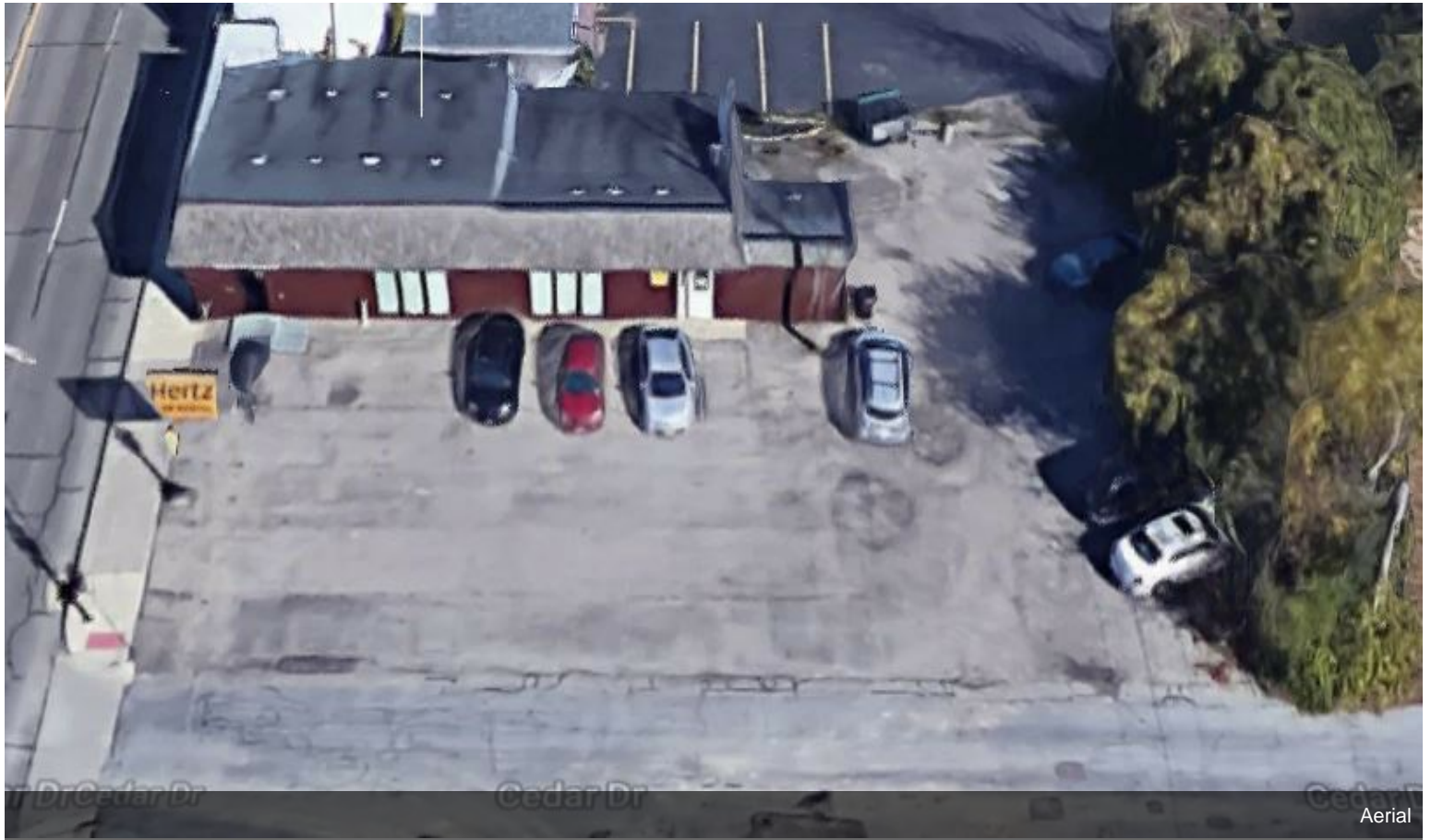
Owner Name: E CHILDERS ENTERPRISES II LTD

Address: 138 N BROAD ST

Plat Map



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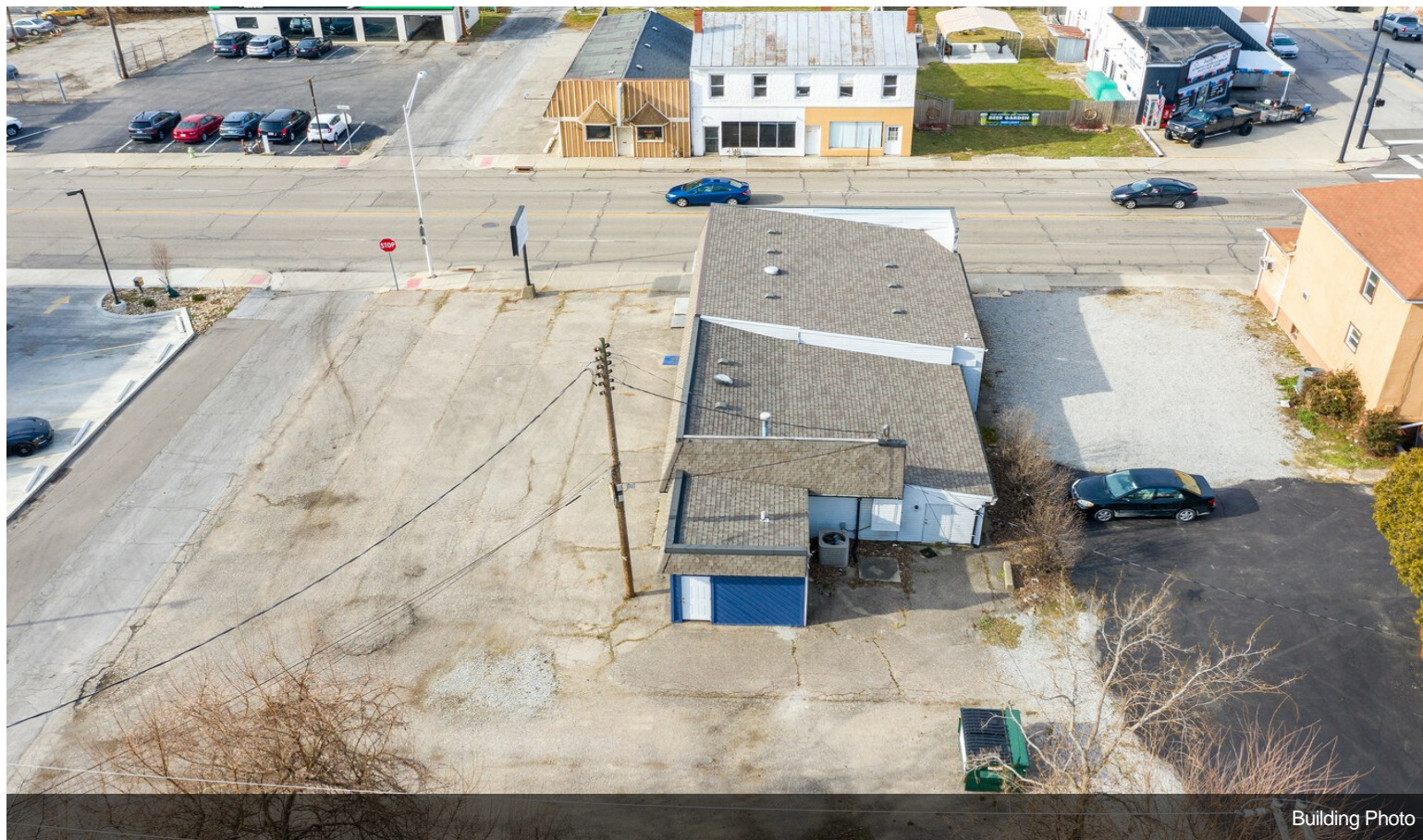




# Property Photos



Building Photo



Building Photo



# Property Photos



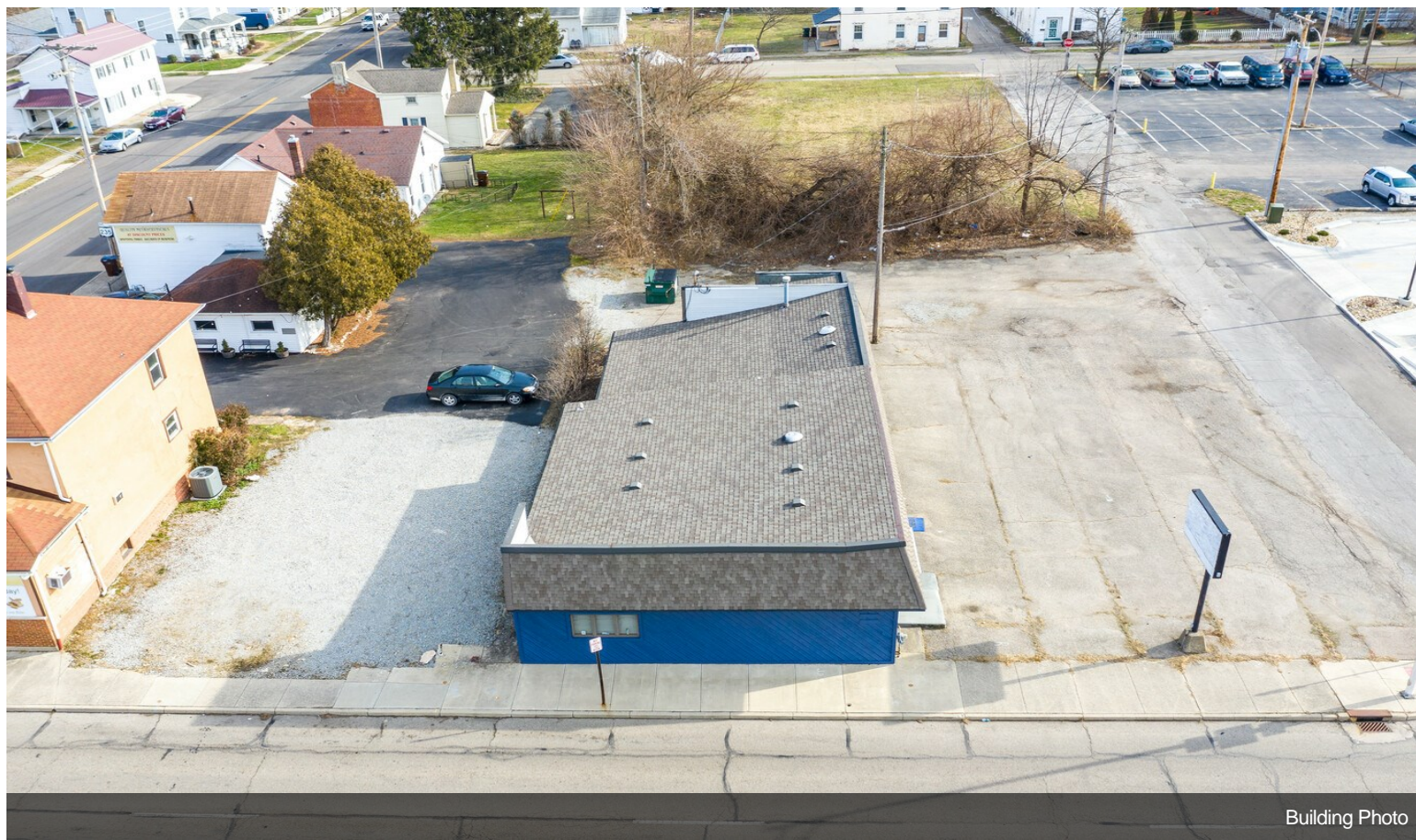
Building Photo



Building Photo



# Property Photos



Building Photo



Building Photo