



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

FOR SALE!



**824 and 826 Shroyer Rd,
Dayton, Ohio 45419**

Smart, Stable, and Cash-Flow Ready

**\$275,000
per Building**

PROPERTY FEATURES:

- **Two adjacent multi-family buildings in Shroyer Park**
- **Strong rental history and long-term tenant appeal**
- **Great opportunity for investors seeking reliable cash flow**
- **Mix of on-street and off-street parking**
- **Located in a neighborhood with steady median home values**



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**-Commercial
-Investments
-Land**

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Fact Sheet

Address:	824 and 826 Shroyer Rd, Dayton, Ohio 45419
Price:	\$295,000 per building
County:	Montgomery County
City:	Dayton
Building Size:	~3,000 sq ft
Lot Size:	~5,175 sq ft
Year Built:	1963
Zoning:	Residential, C-Apartments 4 Rental Units
Parking Spaces:	on-street and a parking lot
Roof:	Unsure when replaced
Utilities:	Paid by the tenant
Bedrooms	1 in each unit
Bathrooms:	1 in each unit
Taxes:	assessed at \$108,770, with land assessed at \$10,580

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

Located in the desirable Shroyer Park area, **824 & 826 Shroyer Road** offer a solid multi-family investment opportunity in one of Dayton's most stable and convenient neighborhoods. Built in 1963, these side-by-side buildings feature a total of **four well-sized apartment units**, including large one-bedroom layouts that measure up to 1,000 sq ft. The properties sit on manageable lots with on-street and off-street parking options, and benefit from close proximity to multiple retail centers, everyday amenities, and major road connections.

Both buildings have a proven rental history and appeal to long-term tenants, with the surrounding Shroyer Park community reflecting steady home values and strong demand for clean, functional housing. With each property last selling at market value and assessed values continuing to rise, the pair present a great combination of affordability and upside—ideal for new or experienced investors seeking reliable cash flow in a central Dayton location.

Please note that no inside showings will be scheduled until the seller has an accepted offer from the buyer.

Two additional multifamily buildings owned by the same seller are available separately or as a package located at 5010-5016 Woodbine Ave, Dayton, Ohio 45432. Contact broker for details.

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Woodbine – Building Condition Summary

The Woodbine buildings have received consistent updates throughout ownership. Roofs were replaced approximately 5–8 years ago, and the electric panels were upgraded within the last five years. HVAC systems vary in age, though roughly half have been replaced over the past decade. During unit remodels completed within the last four years, most plumbing components—including p-traps, sinks, toilets, and disposals—were updated. In addition, new windows have been installed across the property within the last five years, further enhancing efficiency and long-term durability.

Shroyer – Building Condition Summary

The Shroyer buildings have also benefited from steady improvements. Roofs are believed to have been replaced within the last 10 years, providing solid structural reliability. Electric panels predate the seller's 2018 ownership, while HVAC systems have been updated progressively, with approximately half replaced since 2018. Plumbing updates have been made during unit renovations, estimated at about half the building due to long-term tenant occupancy. Similar to Woodbine, new windows were installed within the past five years, contributing to improved performance and tenant comfort.

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Rent Roll

824 Shroyer Road

Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held
A		2/1/2023	1/31/2026	1 Bed/1 Bath	Monthly	2/1/2025	\$756.00	\$756.00	\$0.00	\$756.00	\$900.00
B		1/2/2019	12/31/2025	1 Bed/1 Bath	Monthly	1/1/2025	\$603.75	\$603.75	\$0.00	\$603.75	\$0.00
C		2/28/2020	2/28/2026	1 Bed/1 Bath	Monthly	3/1/2025	\$661.00	\$666.00	\$0.00	\$666.00	\$525.00
D		5/17/2019	5/31/2026	1 Bed/1 Bath	Monthly	6/1/2025	\$617.00	\$617.00	\$0.00	\$617.00	\$500.00
Total for 824 Shroyer Road							\$2637.75	\$2662.75	\$0.00	\$2662.75	\$1925.00

826 Shroyer Road

Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held
A		5/24/2019	at-will	1 Bed/1 Bath	Monthly	6/1/2024	\$603.75	\$603.75	\$0.00	\$603.75	\$525.00
B		11/1/2018	10/31/2026	1 Bed/1 Bath	Monthly	11/1/2025	\$680.00	\$691.99	\$0.00	\$691.99	\$425.00
C		1/3/2023	1/31/2026	1 Bed/1 Bath	Monthly	2/1/2025	\$771.75	\$771.75	\$0.00	\$771.75	\$700.00
D		3/21/2018	5/31/2026	1 Bed/1 Bath	Monthly	7/1/2025	\$600.00	\$600.00	\$0.00	\$600.00	\$425.00
Total for 826 Shroyer Road							\$2655.50	\$2667.49	\$0.00	\$2667.49	\$2075.00

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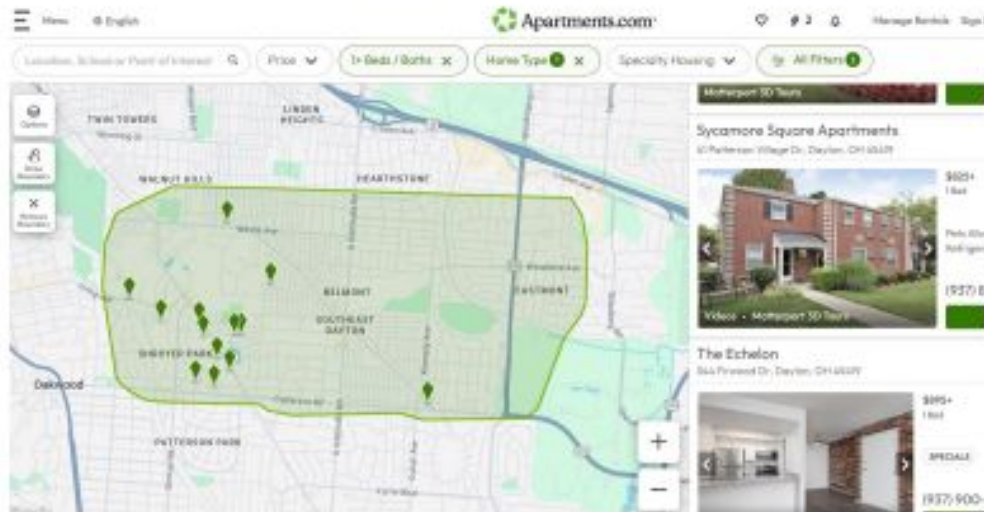
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Rental Comparison



1 Bedroom

Sycamore Square Apartments	\$825/mo
The Echelon	\$895/mo
Wilmington Apartments	\$855/mo
Patterson Apartments	\$855/mo
Lakeshore Place	\$885/mo
1635 Watervliet	\$750/mo
Wilmington House Roscommon Place	\$725/mo
978 Irving	\$900/mo

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MAIN BUILDING



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