

# MARK FORNES REALTY



## For Sale

3970 South Dixie  
Dayton, Ohio

**Sale Price: \$499,000**

County: Montgomery  
Parcel ID: N64 03305 0062 & 0066  
Building Size: 18,893 SF  
Parking: Ample

Municipality: Kettering  
Zoning: Business  
Land area: 1.625 Acres

**Flex Space with offices and warehouse with 3 Bays!**

Perfect for Owner User! or Investment Property-comes with lease income.  
Comes with 5 year, triple net lease (Oct 1 2023) with a good established tenant \$30,000  
annual rental income in the adjacent 3,000 sq ft space.

Successful established retail site for over 30 years!

18,890 sq ft Showroom Flex space with offices and warehouse with 3 Bays!

Great Visibility with Huge Traffic count on So Dixie.

Enter or exit from both So Dixie or Stoop.

Perfect Owner User space for retail, warehouse or industrial user.

Space is wide open could be used for industrial space, manufacturing, automotive repair.

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[www.Fornes.com](http://www.Fornes.com)

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