



[1620 E 5th St Dayton, OH 45403](#)

\$254,800

Attention investors! This beautiful building along the business corridor of 5th St. in St. Anne's Hill is full of opportunity! Nearly turn key as a salon/spa with 5 private rooms can be the perfect space for your next cash-flowing investment. Each room has the potential to bring in at least \$150 a week per room for a potential monthly income of at least \$3250 per month. Rent each room out to a stylist or open your own self-care business here and double dip on income. Could also be office space with 5 separate offices and waiting room off the entry. Completely renovated! New roof, HVAC, plumbing, electrical, windows, water heater, flooring, drywall/paint, bathroom, etc. Agent owned. Agents, please see notes.

Directions: E 5th St.

ML#:	927032	Total Rooms:	6
Yr Built:	1919	Acres:	0.1136
Prop Type:	Residential	Levels:	2 Story
Prop SubType:	Single Family	Construction:	Brick, Frame
Primary Parcel ID:	R72-01308-0019	Garage:	None
Style:		Fireplace:	
Beds:	5	Baths:	1
Approx SqFt:	1,380	Outside Features:	
Lot SqFt:	4,948	Inside Features:	
Price/SqFt:	\$184.64	Appliances:	
Cross Street:		Semi Annl Tax:	781.00
County:	Montgomery	Basement:	Full
Subdivision:	City/Dayton Rev		
School Dist:	Dayton		

<u>ROOM</u>	<u>DIMS</u>	<u>LEVEL</u>	<u>ROOM</u>	<u>DIMS</u>	<u>LEVEL</u>
Living Room	13 x 13	Main	Bedroom	15 x 9	Main
Bedroom	13 x 9	Main	Bedroom	15 x 12	Main
Bedroom	15 x 12	Second	Bedroom	15 x 12	Second

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