

**4401/4415 Dayton Liberty Road
Dayton, Ohio**

\$ 1,000,000

- **12.1468 Acres**
- **Free standing 23,100 SF former YMCA building includes offices, gym, locker rooms, and pool**
- **Watkins Academy Campus includes 8 steel frame buildings totaling 70,610 SF**
- **Fire suppression systems**
- **High traffic area with 32,000 vehicles per day on US 35**
- **Convenient to/from Dayton and surrounding areas via US 35/I-75**
- **City of Dayton zoning SR-2 (Suburban Residential)**
- **Utilities on-site**

	3 MILES	5 MILES	7 MILES
Population	31,883	119,404	264,242



Jared M. Williams, Broker (937) 885-5990 | jw@jmwilliamsrealty.com | jmwilliamsrealty.com