

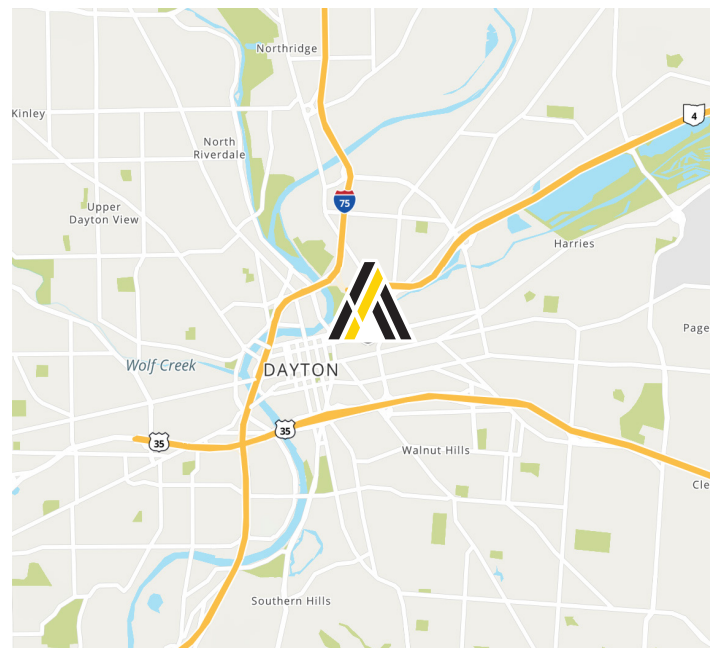
**700 E. 1st Street**

Dayton, Ohio 45409

SALE PRICE:
\$2,150,000

Property Highlights

- 16,930± SF
- Rare stand alone opportunity Downtown
- **Office with Storage Space:** Ideal blend of functional workspace and storage to accommodate a variety of business needs.
- **2 Overhead Doors:** Facilitates easy loading/unloading and flexible access for service or delivery vehicles.
- **Class A Renovation:** High-end finishes and modern upgrades throughout — move-in ready condition.
- **Located Within the Redevelopment Area:** Surrounded by retail, dining, entertainment, and hospitality amenities — excellent walkability.
- **Exclusive Onsite Parking (50 Spaces):** A major downtown advantage, offering unmatched convenience for employees and visitors.

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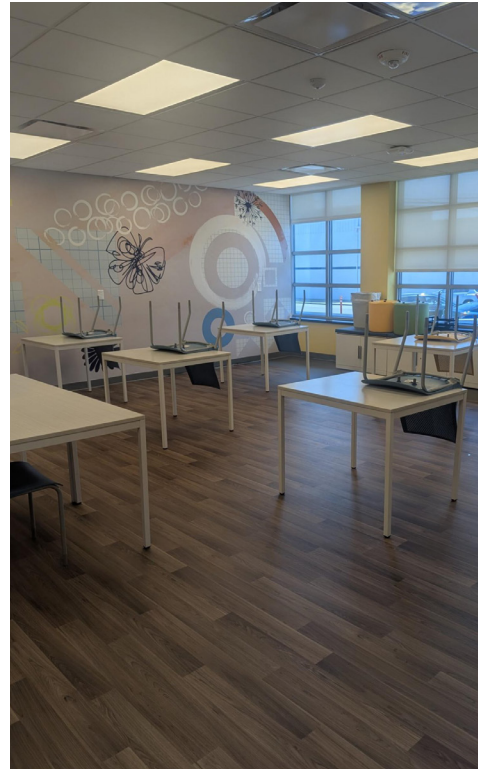
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Photos



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Floor Plan

