

# Retail For Sale



Howard Hanna | North Dayton

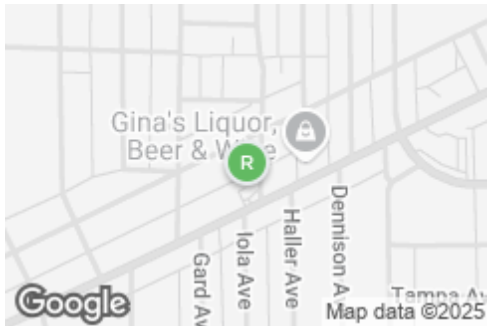
3452 York Commons Boulevard Dayton, OH 45414 | 937-890-8688

## Prime Neighborhood Commercial Opportu...

Retail: Restaurant For Sale

Prepared on June 06, 2025

2301 Germantown St, Dayton, OH, 45417



### Listing Details | Retail For Sale

Total Available Space	1,444 SF	Available Date	Now
Asking Price	\$599,900	Days On Market	1 day
Listing Price Per SF	\$415.44	Date Listed	6/05/2025
Cap Rate (Actual)	-	Last Modified	6/06/2025
Signage	None	Listing ID	42734089
Vacant	No	Parking Spaces	-

### Description

Prime Neighborhood Commercial Opportunity on Germantown St!

Discover the potential of 2301 Germantown Street, located in the heart of a well-established neighborhood on Dayton's west side. Zoned ENC (Eclectic Neighborhood Commercial), this versatile property offers a rare opportunity to create a small-scale commercial space that blends seamlessly into the surrounding residential community.

### Property Details

Building Class	-	Year Built	1970
Property Type	Retail	Primary Construction	Wood
Sub Type	Restaurant	Occupancy Type	Single Tenant
Zoning	ENC	Parcels	R72 09610 0029, R72 0...
Building Status	Existing	Legal Owner	Star Path Commercial &...
Property Rent	\$14.82/SF (Average)	Submarket	-
Building Size	1,444 SF	County	Montgomery
Land Size	0.37 Acres / 16,009 SF	In Opportunity Zone	Yes
Number of Buildings	1	Floor Size	1,439 SF
Floors	1		

With flexible zoning that allows for retail, office, service-based businesses, or mixed-use development, this site is ideal for entrepreneurs, small business owners, or investors looking to revitalize a high-visibility corner location. Just minutes from Downtown Dayton, the property enjoys steady local traffic and strong community ties, making it a smart investment for businesses that thrive on neighborhood engagement.

Whether you're planning a boutique, salon, café, community-focused office, or live-work concept, this site offers the zoning and location to bring your vision to life.

### Contact



Traci Martin  
937-301-8333  
tracimartinhomes@gmail.com



Sean Lightfoot  
937-431-6450  
sean.lightfoot@herrealtors.com

Howard Hanna | North Dayton

Howard Hanna Real Estate Services