

Retail For Sale

Howard Hanna | North Dayton

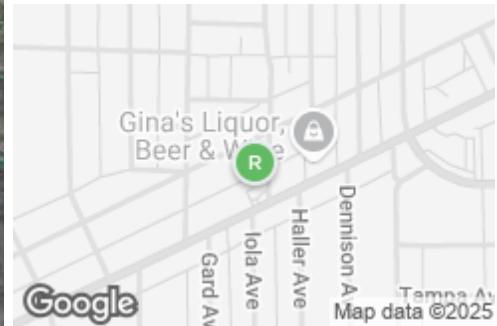
3452 York Commons Boulevard Dayton, OH 45414 | 937-890-8688

Prime Neighborhood Commercial Opportu...

2301 Germantown St, Dayton, OH, 45417

Retail: Restaurant For Sale

Prepared on June 06, 2025



Listing Details | Retail For Sale

Total Available Space	1,444 SF
Asking Price	\$599,900
Listing Price Per SF	\$415.44
Cap Rate (Actual)	-
Signage	None
Vacant	No

Available Date	Now
Days On Market	1 day
Date Listed	6/05/2025
Last Modified	6/06/2025
Listing ID	42734089
Parking Spaces	-

Property Details

Building Class	-
Property Type	Retail
Sub Type	Restaurant
Zoning	ENC
Building Status	Existing
Property Rent	\$14.82/SF (Average)
Building Size	1,444 SF
Land Size	0.37 Acres / 16,009 SF
Number of Buildings	1
Floors	1

Year Built	1970
Primary Construction	Wood
Occupancy Type	Single Tenant
Parcels	R72 09610 0029, R72 0...
Legal Owner	Star Path Commercial &...
Submarket	-
County	Montgomery
In Opportunity Zone	Yes
Floor Size	1,439 SF

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.

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



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