

**Howard  
Hanna**

Real Estate Services

**FOR SALE**

**\$599,900**

REAL ESTATE AGENCY



Step into opportunity with this highly visible 1,444 sq ft commercial building, perfectly positioned on a 16,004 sq ft lot (0.37 acres) in the heart of Dayton's west side. Built in 1970 and zoned ENC (Eclectic Neighborhood Commercial), this property is ideal for entrepreneurs, business owners, and investors seeking a versatile space in a well-traveled residential corridor.



Bldg Sq Ft 1,444



Lot Sq Ft 16,004



Yr Built 1970

**T. MARTIN**

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**937-301-8333**

**SEAN LIGHTFOOT**

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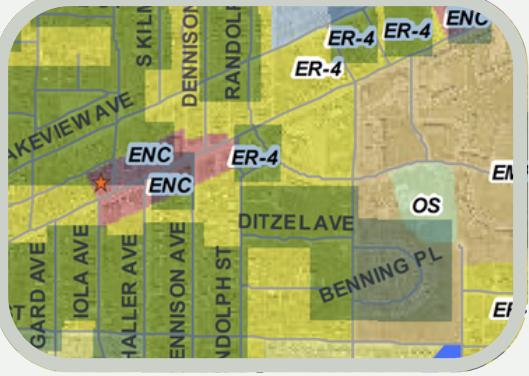
**937-475-2918**

FOR SALE



2108 GERMANTOWN

\$ 599,900



SEAN LIGHTFOOT

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937-475-2918

## 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.



CALL

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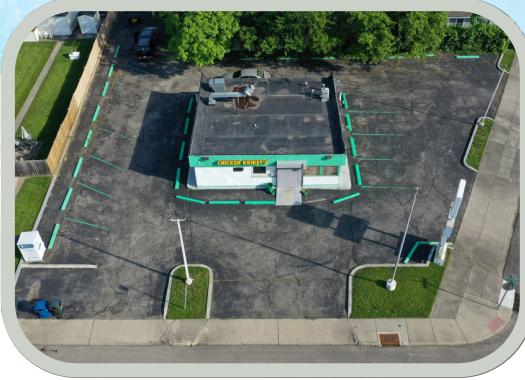
**Howard  
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Real Estate Services RE/MAX

**FOR SALE**

**\$ 599,900**

**2301 GERMANTOWN AVE**



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