

FOR SALE

Office Building (excellent investment property)



115 LINWOOD ST.
DAYTON, OH 45405



Gem Real Estate Group

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Details:

Spacious two story office building for sale near Dayton's Central Business District. Easy walk to restaurants, Schuster Center, Fifth Third Field, Riverscape and more. Minutes from I-75. Small office suite with four offices and a break room. Move-in condition.

Size:

Current configuration is four suites approximately 1,000 Square feet. Could be used for a single tenant or subdivided for lease.

Roof:

Flat / Rubber - Five years and refreshed two years ago

Age:

1950

HVAC:

Gas Forced Air with each suite on a separate control and billing platform

Storage:

Basement storage available

Parking:

Ample on-site parking.

Sale Price:

\$199,000

\$47.90 per Sq foot