

FOR SALE OR LEASE

Retail/office building



**4750 N Main St.
Dayton, OH 45405**



Gem Real Estate Group

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137 N. Main Street, #900
Dayton, OH 45402

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Description:

At **6,000 SF** this versatile building can be converted for many different uses. Great location near 2 banks and restaurant.

Location:

Excellent location with high traffic count (24,400 cars per day). Next to McDonalds near Shoup Mill Rd and North Main St.

Construction:

Brick

Parking:

36 Spaces

Sale Price:

\$475,000

Lease Rate:

\$9.00/SF NNN

Major Price Reduction!