



Crest

Commercial Realty

Office/Retail Condo

FOR SALE

\$220,000

628 Watervliet Ave., Dayton, OH 45420

Endcap unit is 4,080 SF



For more information,
please contact:

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- **Belmont Suites Condominiums** is a multi-unit project with **16,231 SF in three (3) units.**
- Endcap is a former PNC bank branch w/original bank vault.
- Available unit is 4,080 SF.
- Typical interior office/bank finish.
- Adjacent to Door Dash.
- Large parking lot in rear, street parking available in front.
- Near busy intersection of Smithville Ave. and Watervliet.
- Easy access to US-35, just minutes from downtown.
- Parcel ID #R72146050044, 0045.



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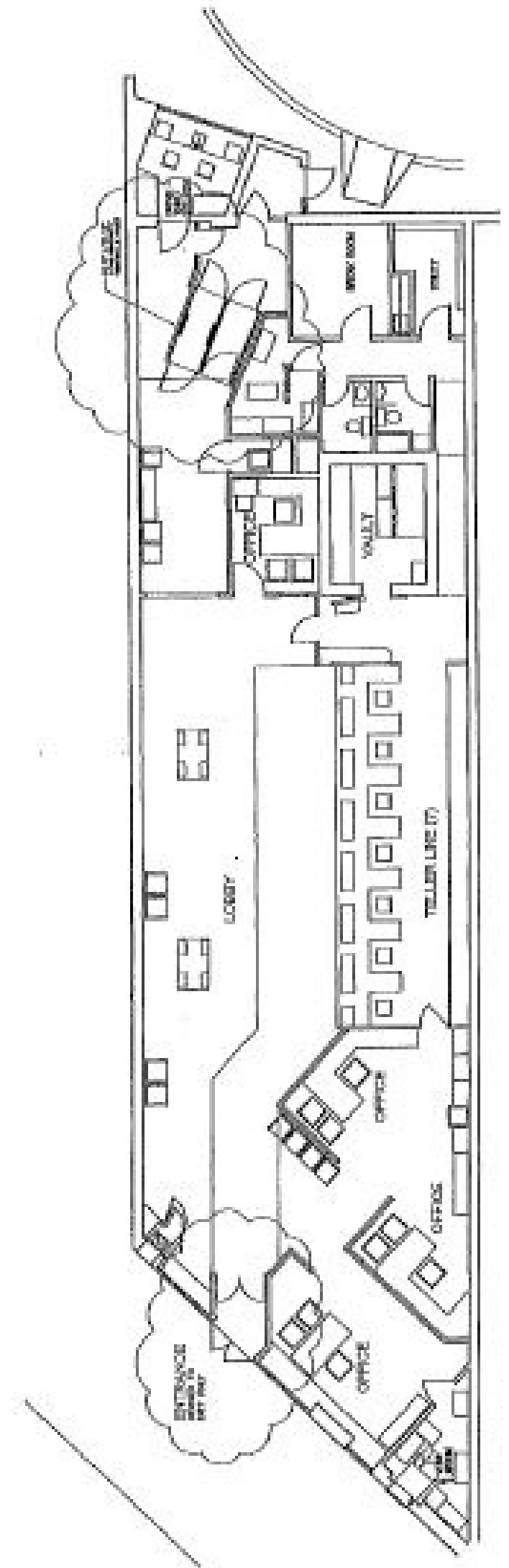




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DEMOGRAPHICS

Population

2026 Projection
2021 Estimate

1-mile

16,666
16,936

3-mile

108,881
109,287

5-mile

210,671
210,078

Household Income

2021 Avg Household Income
2021 Med Household Income

\$54,370
\$45,043

\$66,430
\$51,670

\$71,700
\$54,752

Housing Value

2021 Medium Home Value

\$68,373

\$99,571

\$130,715

*Demographics provided by CoStar Group, www.costar.com, 2022 dataset

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