



Crest

Commercial Realty

Flex Building

FOR SALE

\$2,100,000

1602-1608 Valley St., Dayton, OH 45404



17,381 SF

Excellent Income Potential!

**For more information,
please contact:**

Tim Albro

O 937-222-1600 Ext. 104

C 937-609-8071

talbro@crestrealtyohio.com



REALTOR

- **Office/Retail**

- Existing retail, office, warehouse & showroom.
 - **Truck parts store to remain.**
- Small offices available, set as executive suite.
- Spacious and updated lobby area, full kitchen and tiled bathrooms.
- Ample parking in front, side & rear of building, plus an additional adjacent lot.

- **Industrial/Lot**

- Attached shop offers a vehicle door (13'6" by 12'1") and enough clearance for a semi-tractor trailer.
- 8" reinforced concrete surface lot.
- Capacity to park 100 semi-tractor trailers
 - **80 current leases.**
- 2 double-sided LAMAR Outdoor Advertising billboards on premises.
 - **Provides additional income.**
- Secured gate access and security camera system.

- **2 parcels, total 5.0162 acres**

- R72 16704 0087, 3.7277 acres
- R72 16704 0088, 1.2885 acres



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Gate access with security camera system.



Secure, fenced lot surrounds the property.



2 billboards on-site offer additional income potential.



8" reinforced concrete lot can support 100 semi-tractor trailers.

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Additional pictures and drone video available at www.crestrealtyohio.com

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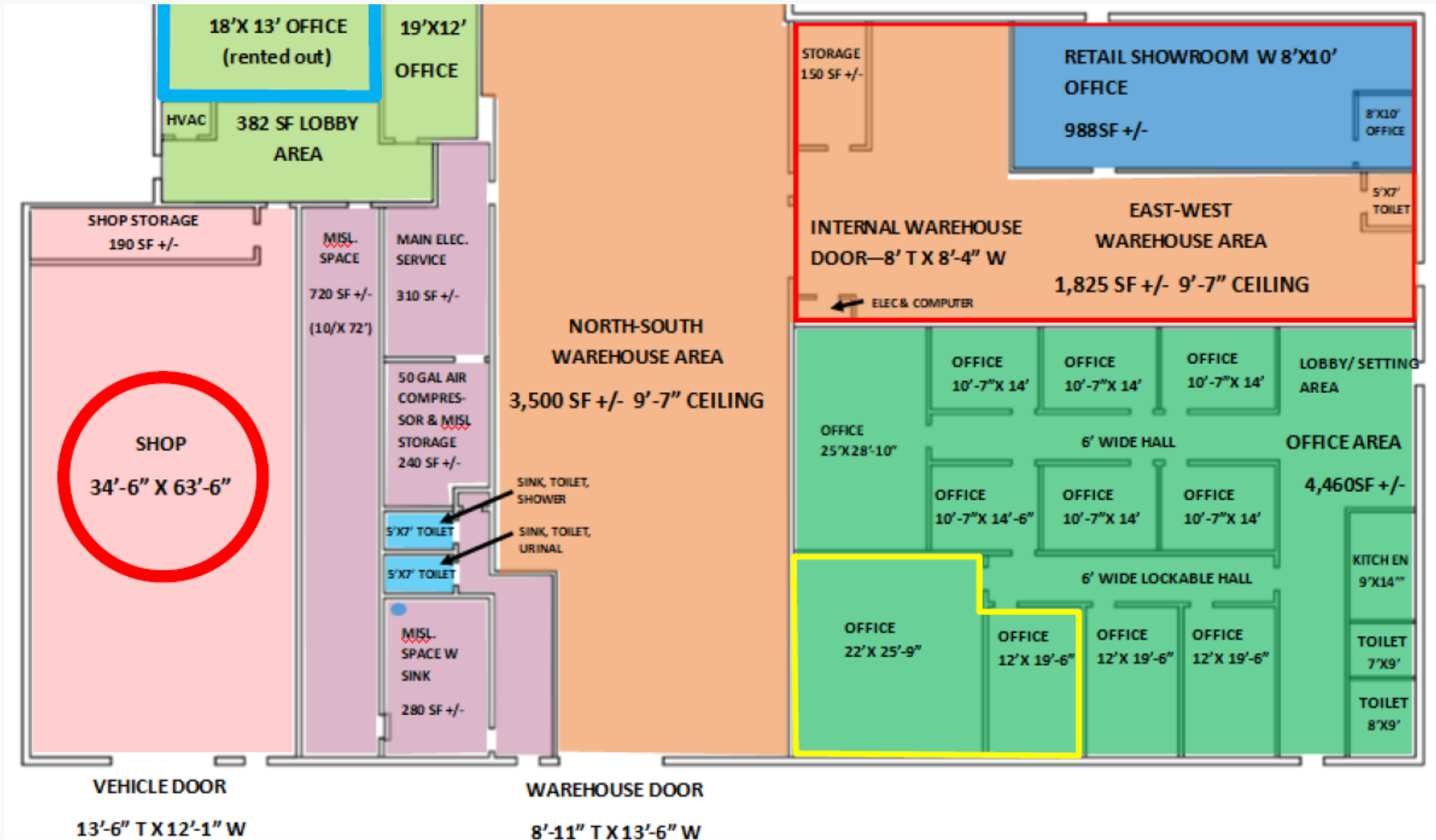
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