



Crest

Commercial Realty

Mixed Use Building

FOR SALE

Downtown Dayton



For more information,
please contact:

Tracy
Rutherford

O 937-222-1600 Ext. 121

C 937-414-2271

trutherford@crestrealtyohio.com



20 N. Jefferson St., Dayton OH 45402

Excellent Redevelopment Opportunity!

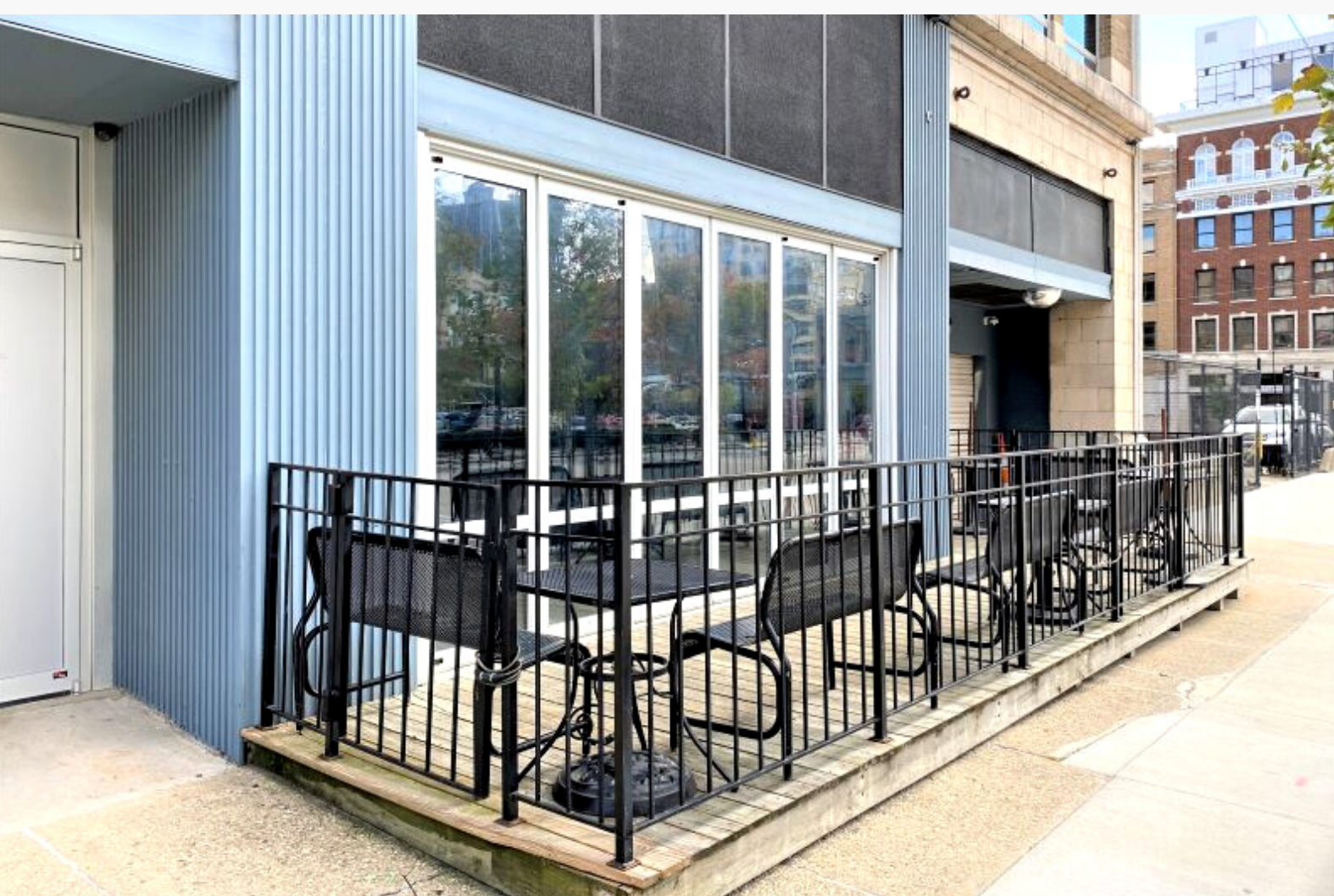
Price Available Upon Request



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Located in an Opportunity Zone.

- **46,788 +/- five-story building.**
- Great location just minutes from the Central Business District.
- Walking distance to many restaurants, entertainment, and downtown amenities.
- 1st-floor operating nightclub.
- 2nd-floor finished office space.
- 3rd, 4th, and 5th-floors cleared & ready for redevelopment.
- Unique 5th-floor wall of windows offers a fantastic city view.
- Architecturally beautiful throughout.
- Underground parking garage.
- Adjacent surface lot also available for purchase.

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- 3rd, 4th, and 5th-floors cleared & ready for redevelopment.
- Large windows provide plenty of natural light and incredible city views.
- New gas lines to each floor.
- Passenger and freight elevators.

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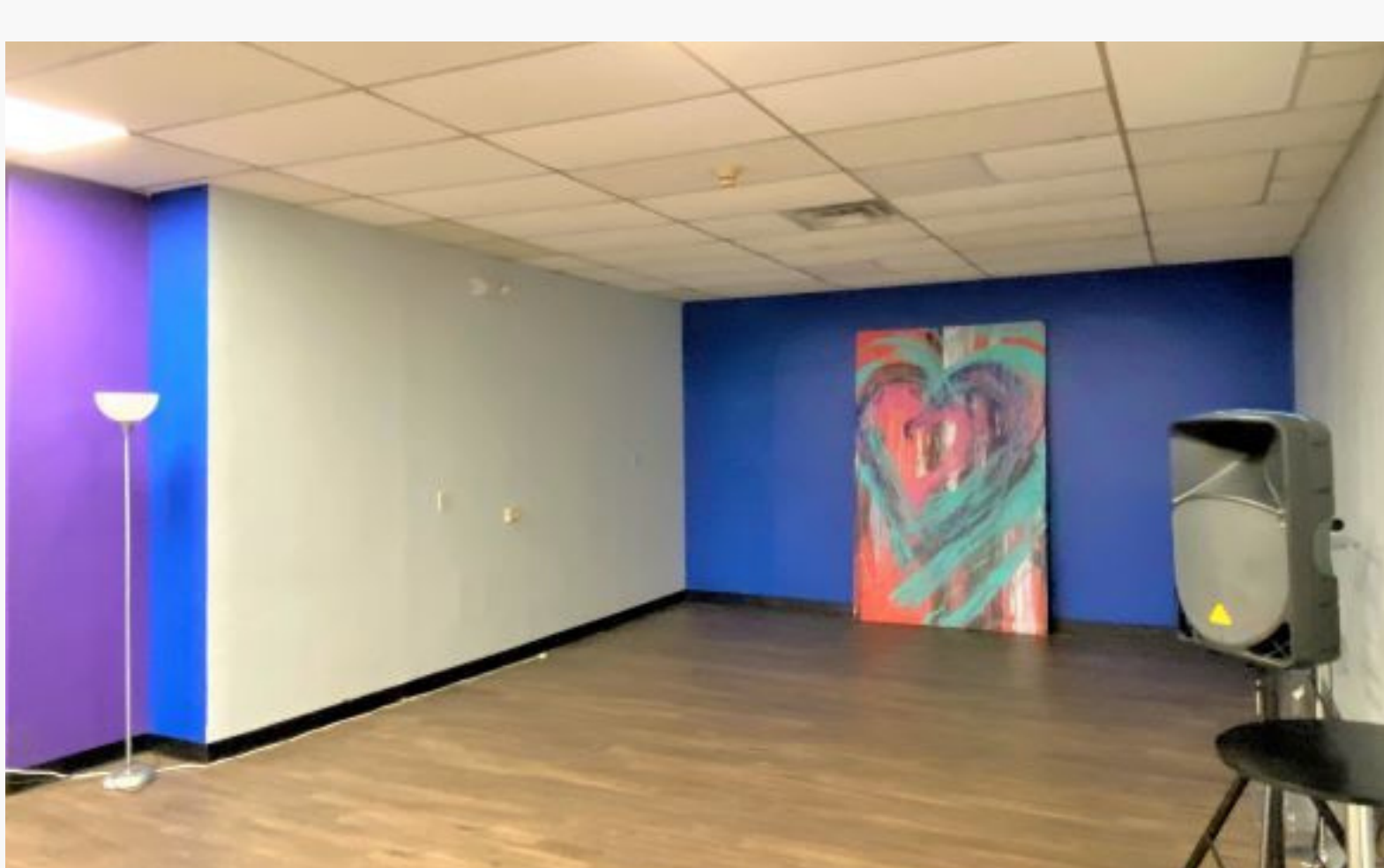
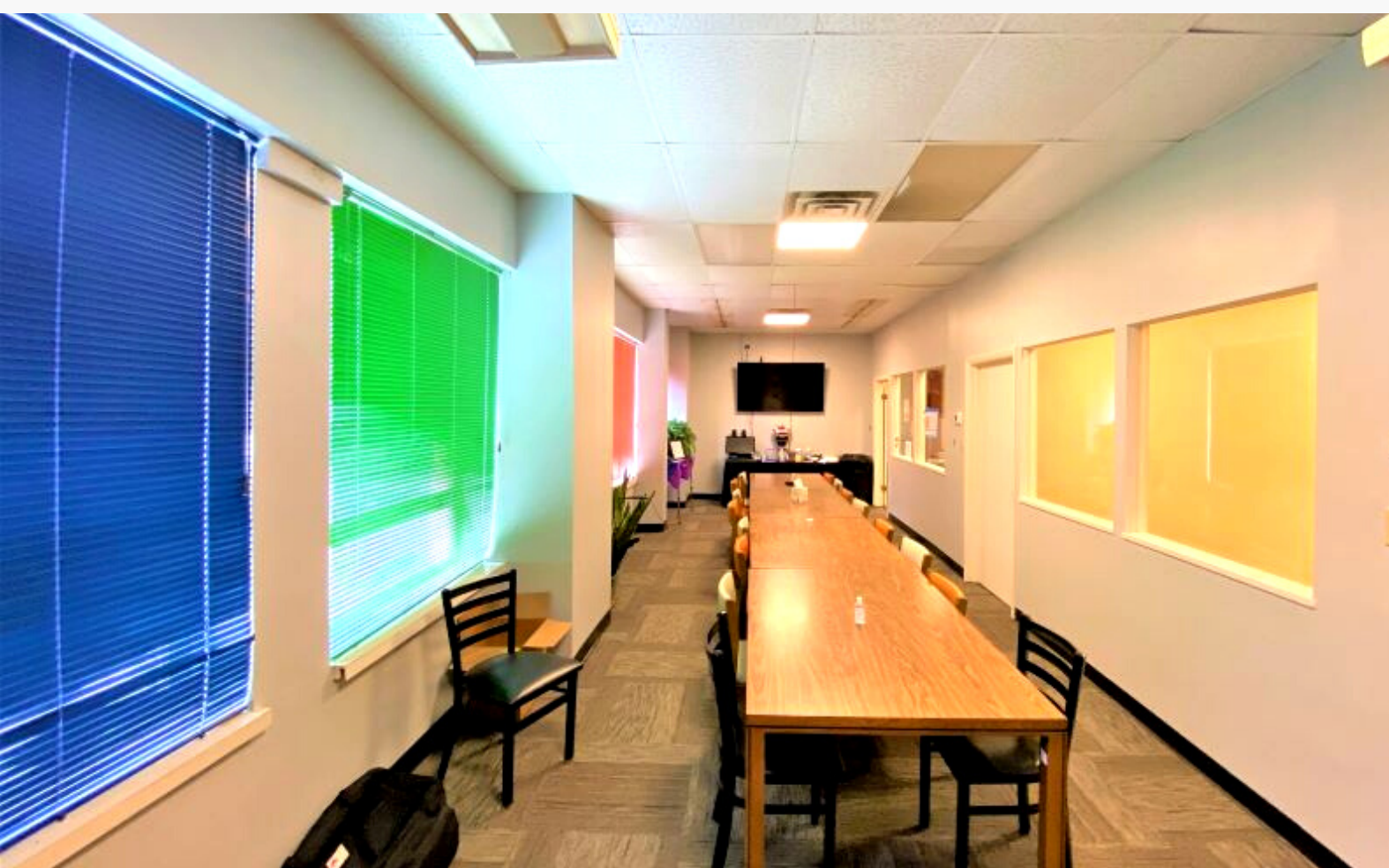




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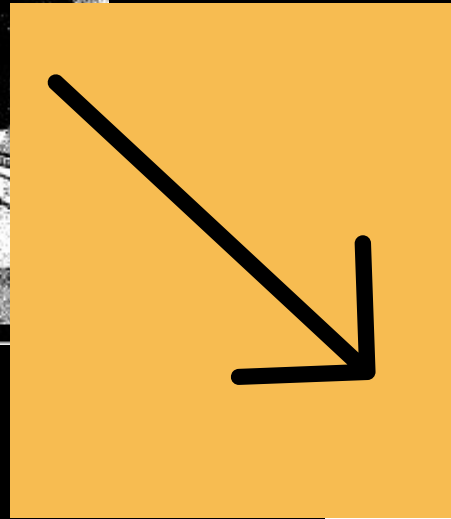


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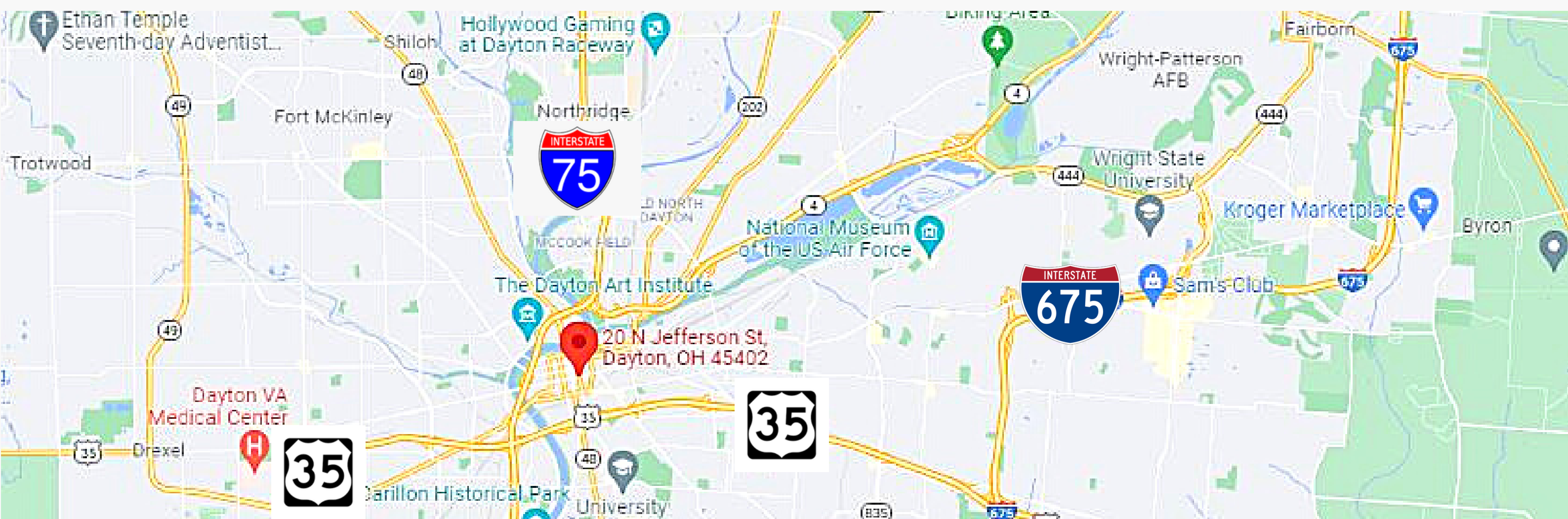
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The Simms Building, circa 1940



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