



Crest
Commercial Realty

Retail Condo
FULLY LEASED!
FOR SALE
\$430,000

630 Watervliet Ave., Dayton, OH 45420

Middle unit ~ 6,480 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.**
- Leased to Door Dash Essentials, LLC., 6,480 SF unit.
- 5 year lease, 8/31/2026, modified gross.
- Gross Rental Income: \$48,600.
- Projected Expenses: \$11,600.
- Near busy intersection of Smithville Ave and Watervliet.
- Easy access to US-35, just minutes from downtown.



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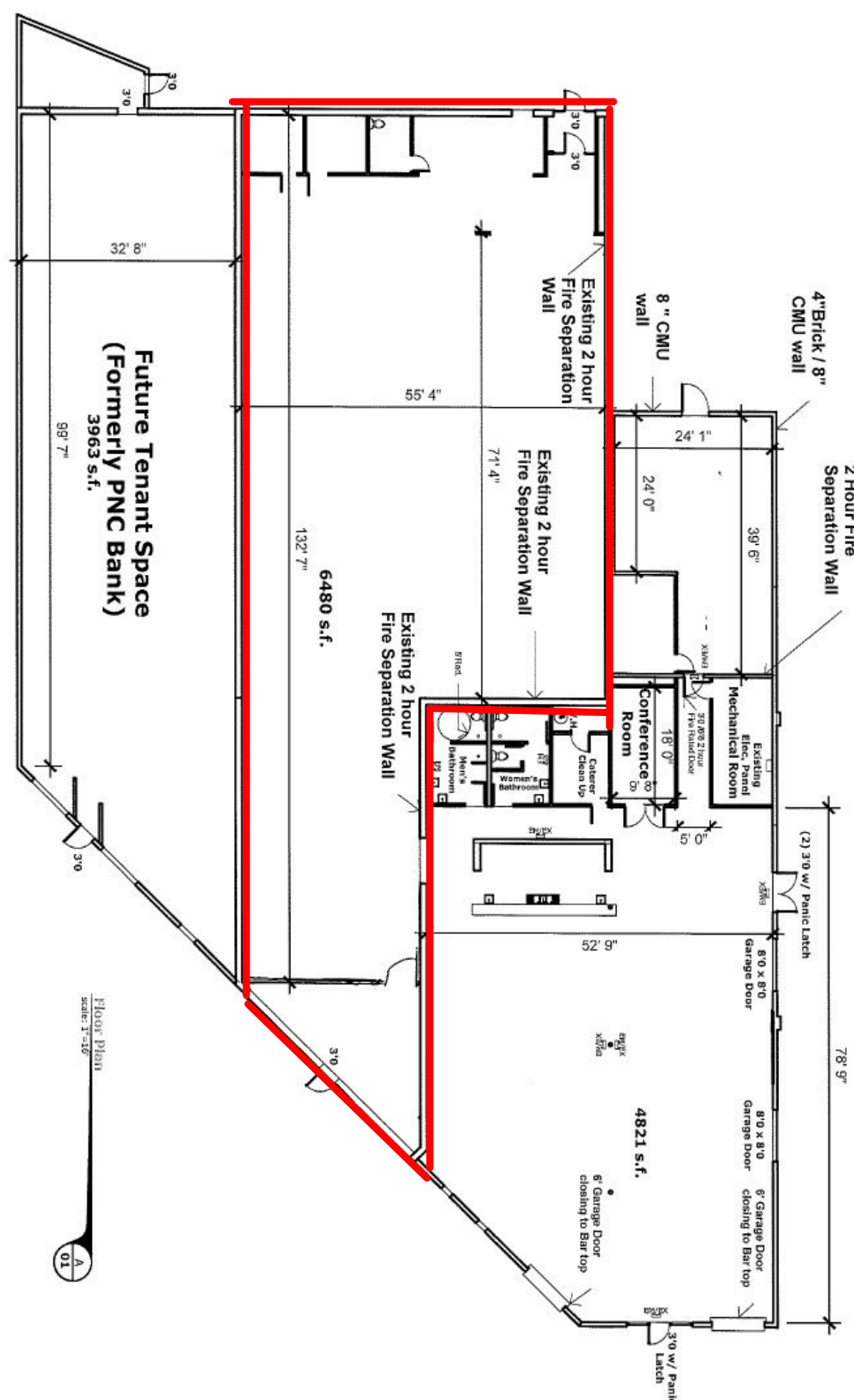
6601 Centerville Business Parkway, Dayton, OH 45459 937-222-1600 www.crestrealtyohio.com



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Office/Retail Condo **FOR SALE** **\$430,000**

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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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