



**Crest**  
Commercial Realty

# Multi-Use Building

**FOR SALE**

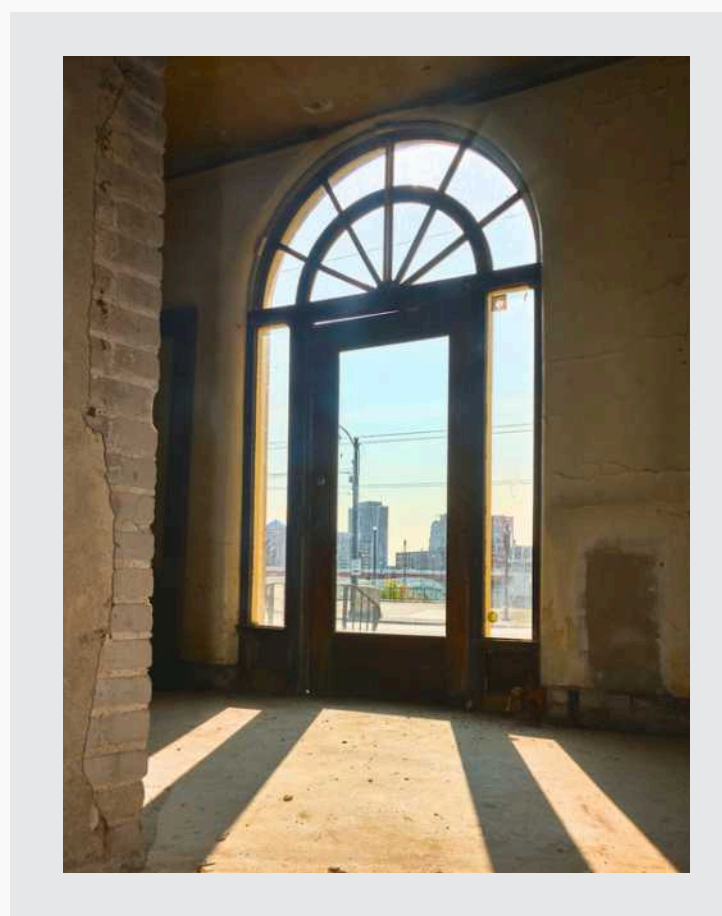
**North Dayton Submarket**

609 W. Riverview Ave., Dayton, OH 45406



## Property Highlights

- Built in 1925.
- Two-story with 6,076 SF.
- Historic building is in shell condition.
- Original windows and doors.
- High ceilings throughout.
- Up to \$125,300 (or 20% of rehab expenses) tax credit available for improvements.



## Tracy Rutherford

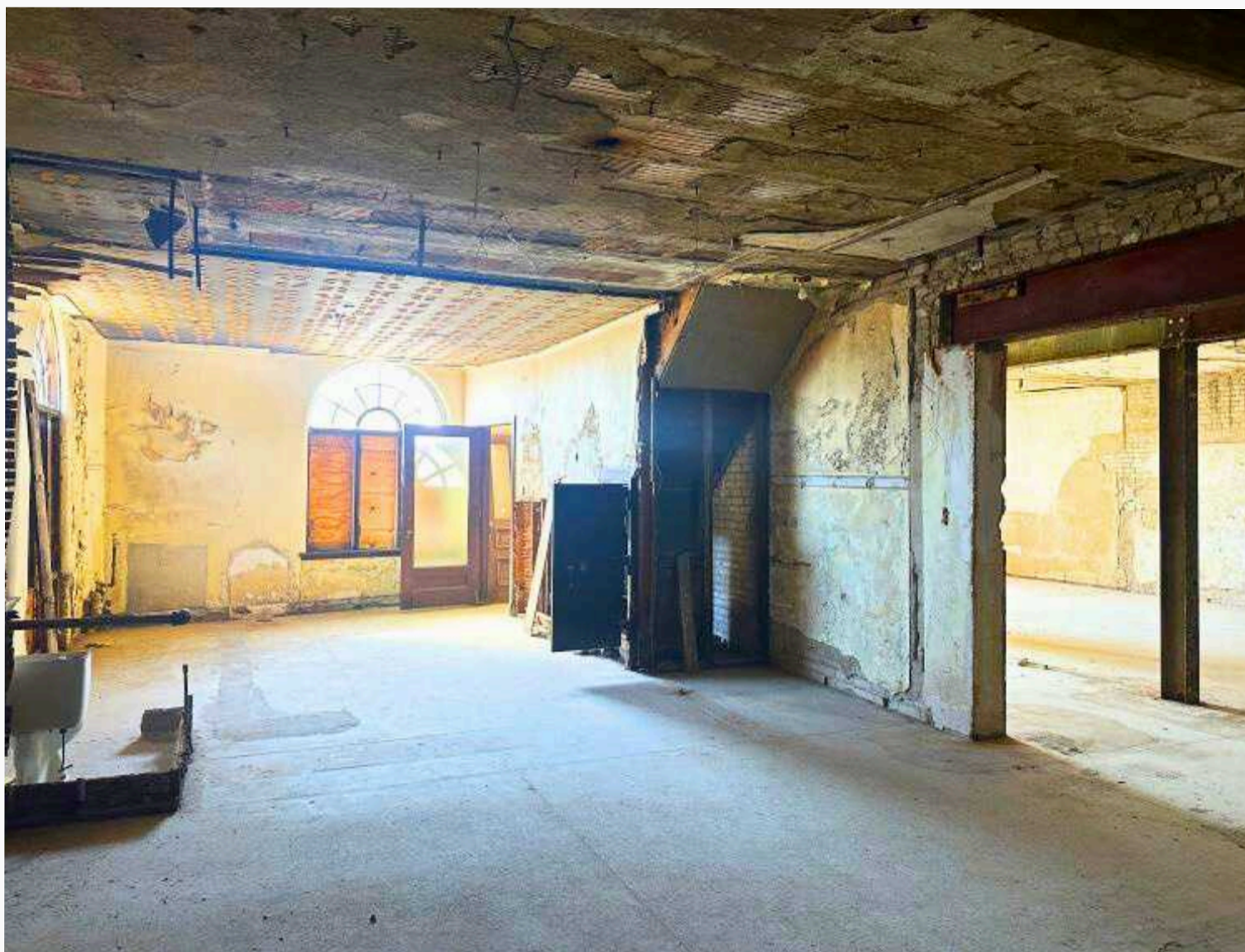
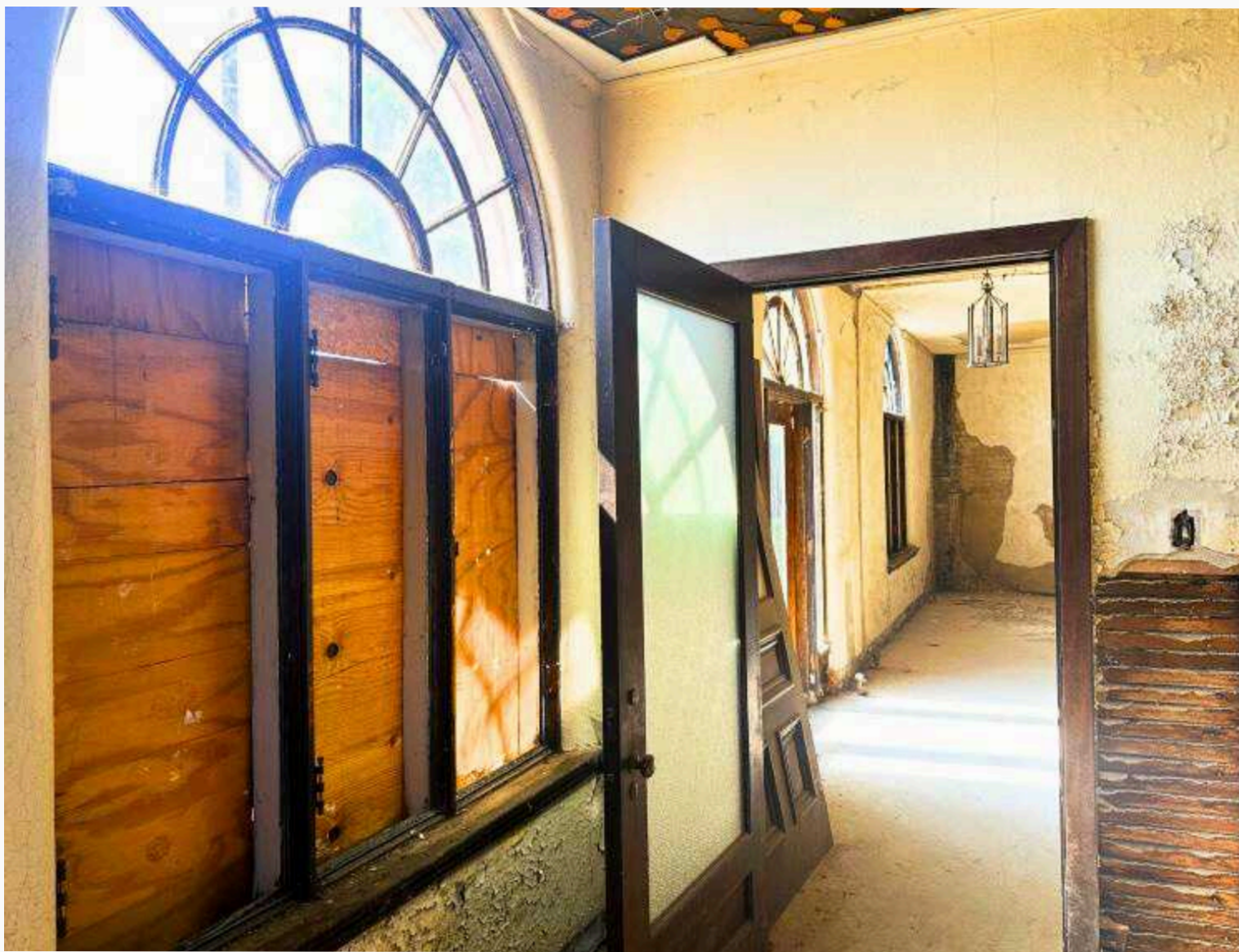
937-222-1600, ext 121  
trutherfordcrestrealtyohio.com



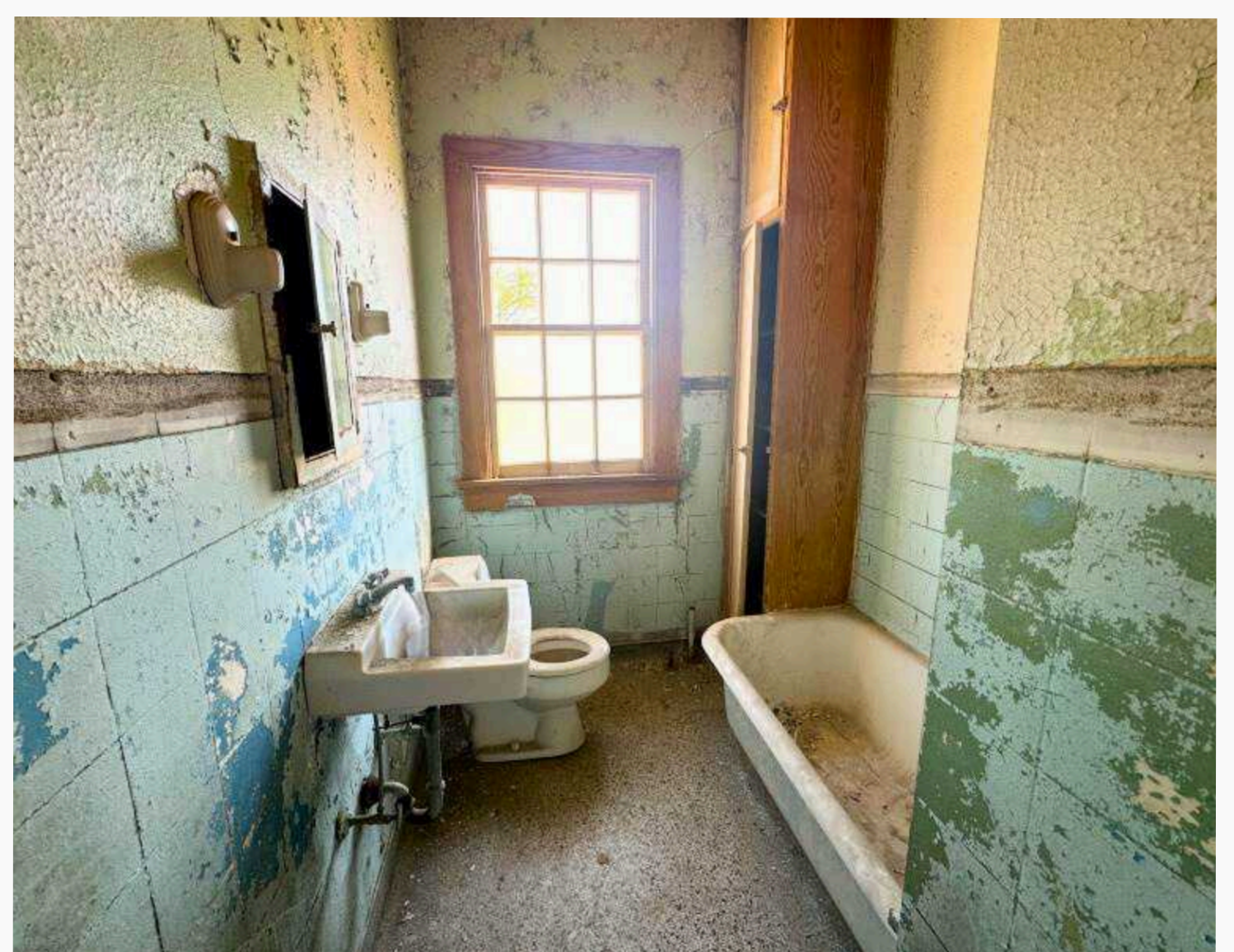
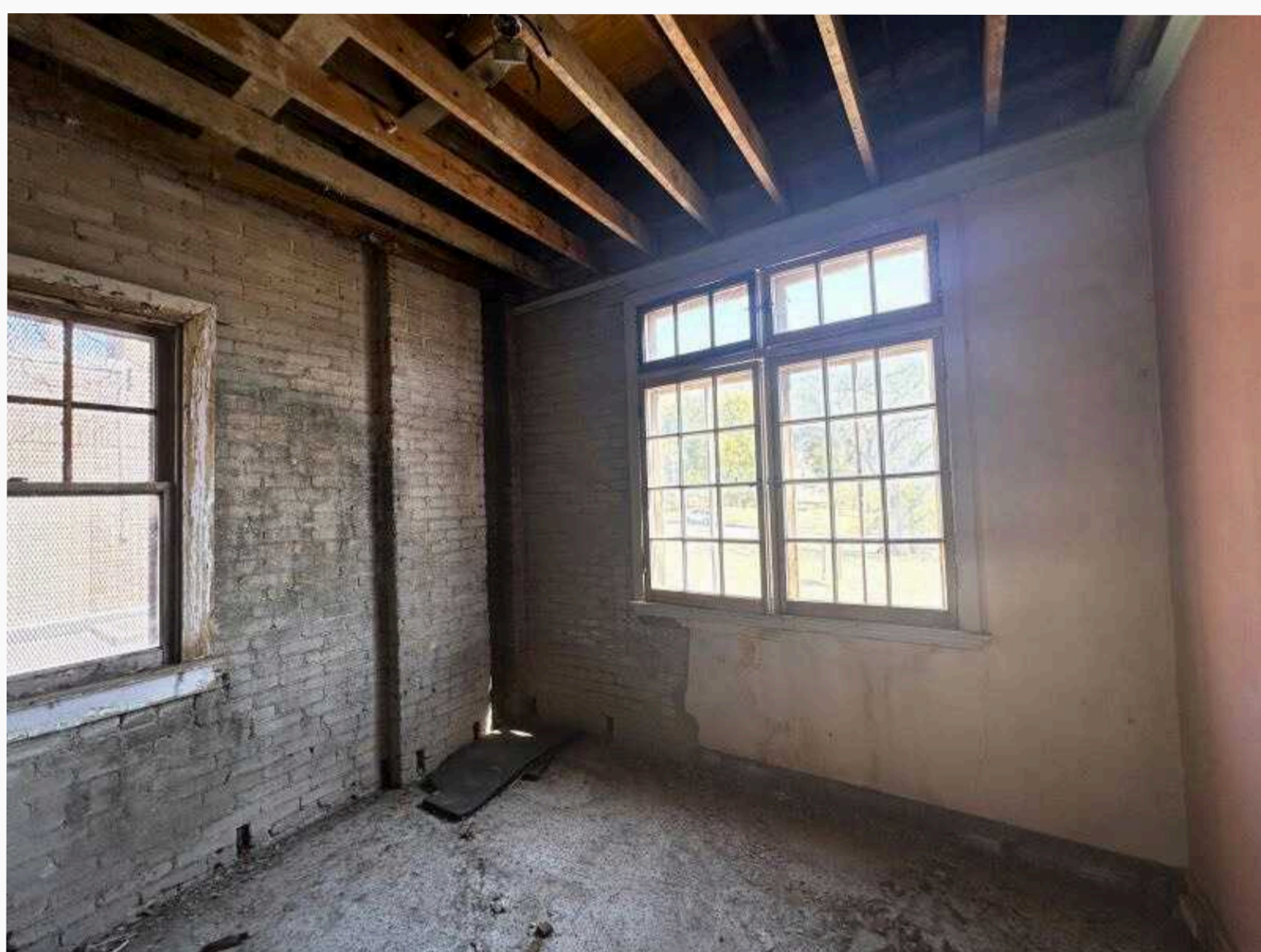
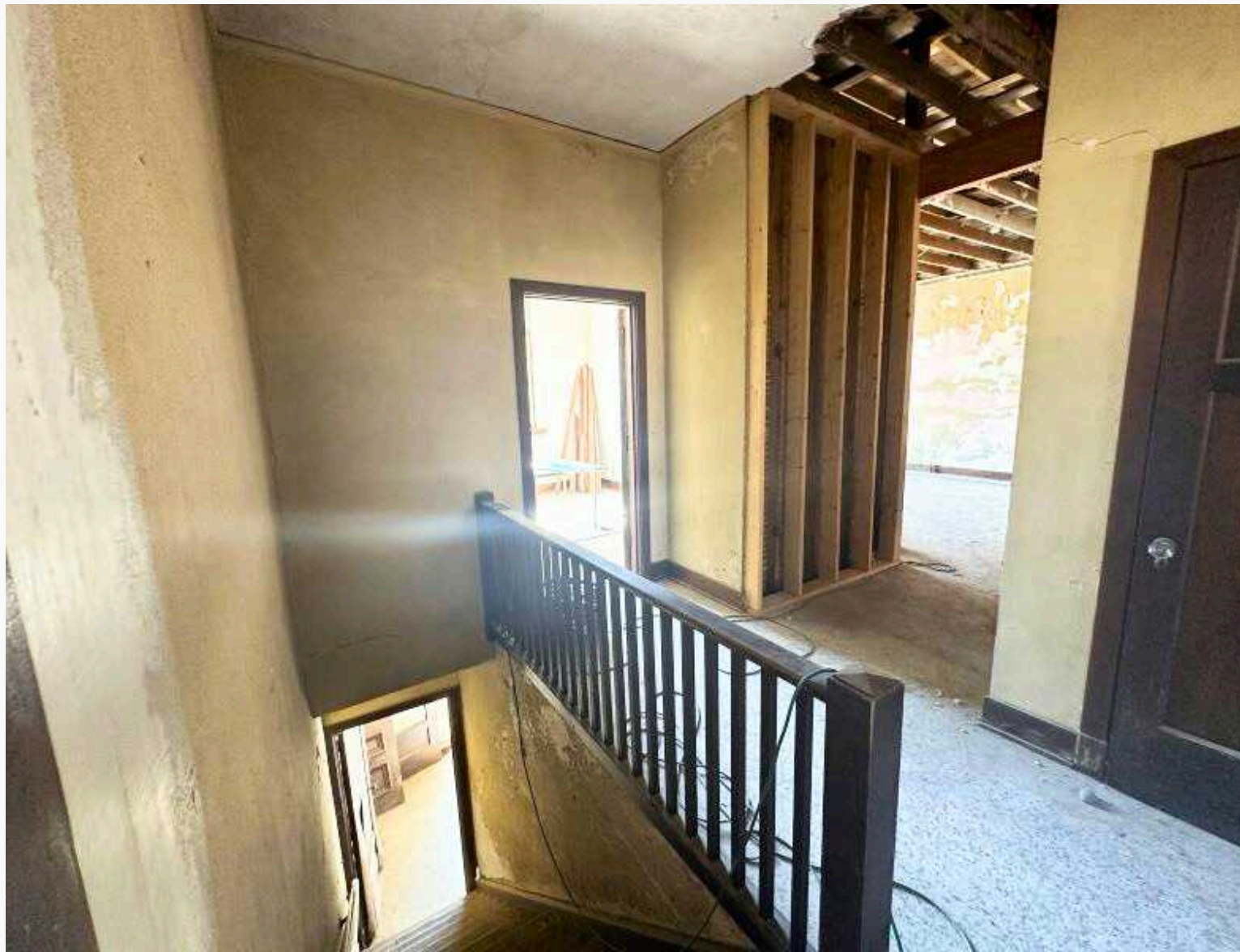
- Investment or Owner User.
- Multi-use could include upstairs apartment, first floor studio or retail.
- New EDM roof in 2017.
- Excellent view of downtown Dayton.
- Easy access from W. Riverview Ave.
- Parking in rear of building.
- Proximity to I-75 and US-35.
- Interested parties will be asked to provide proof of funds to redevelop.
- Offered as-is.
- Sale Price: \$299,000.



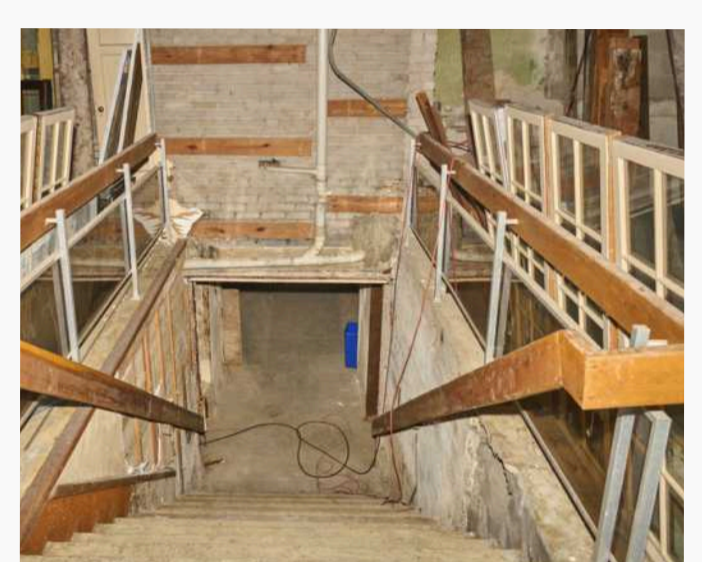
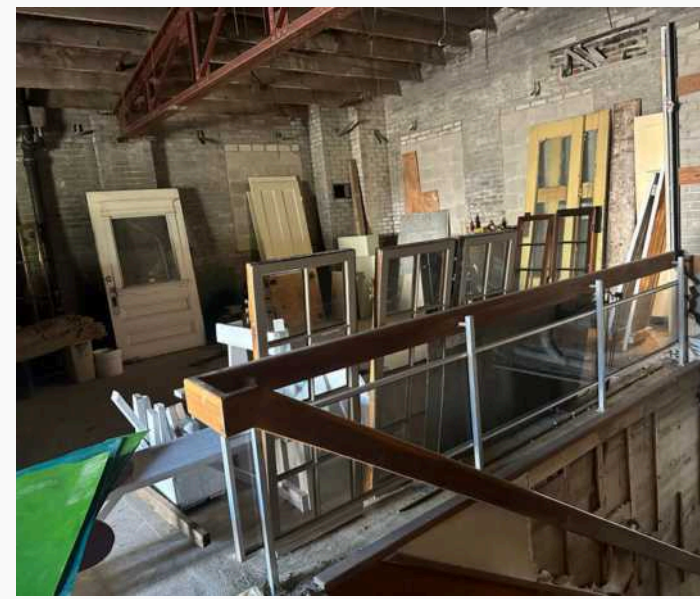
First Floor



Second Floor



Studio/Storage/Bonus Space



**Tracy Rutherford**

937-222-1600, ext 121  
trutherfordcrestrealtyohio.com



**Just minutes to  
Downtown Dayton!**