

## Cross Property 360 Property View

# 1400 Linden Avenue, Dayton, OH 45410

Listing

<a href="#">1400 Linden Ave Dayton, OH 45410</a>		
<b>Sold</b> 05/10/2019	<b>Listing #:</b> 782804	<b>List Price:</b> \$220,000
<b>County:</b> Montgomery	<b>Cross St:</b>	<b>Sold Price:</b> \$195,000



**Prop Type:** Commercial  
**Subdivision:**  
**Yr Built:** 1934  
**Parcel ID:** [R72 15108 0024](#)  
**CDOM:** 115  
**Sub Type:** Flex Space  
**Appx SqFt:**  
**Price/SqFt:**

### Remarks

**Public Rmrks:** This property is a one story block and stucco office/warehouse commercial building located on Linden Avenue in East Dayton. The 6,300 square foot building is divided into 2,100 square feet of office space and reception area. The office space comprises 3 offices and 3 bathrooms. The remaining 4,200 square feet is currently used as a warehouse space. This area has 16 foot ceilings on top of a concrete slab floor. There are three overhead doors. The east side overhead door is 14 feet overhead. The building has gas forced air furnace and has central air conditioning. The exterior of the structure has 10+ parking spaces and a one car garage at the rear of the building.

### Listing Information

<b>Agent:</b> <a href="#">David P Nianouris (NIANODAVP109)</a>	<b>Primary:</b> (937) 433-1776	<b>Fax:</b> (937) 433-3561
<b>Office:</b> <a href="#">HER REALTORS (HERL03)</a>	<b>Office Phone:</b> (937) 433-1776	<b>Fax:</b> (937) 433-3561
<b>Agrmnt Type:</b> Exclusive Right	<b>Agent Owned:</b>	
<b>Buyer Broker:</b> 3%	<b>Sub Agency:</b>	
<b>Showing Phone:</b>	<b>DOM:</b> 115	<b>Trans Type:</b> Sale
<b>Listing Date:</b> 01/18/2019	<b>Entry Date:</b> 01/22/2019	<b>CommCode:</b>
<b>Original Price:</b> \$220,000	<b>Expire Date:</b>	

### General Information

<b>Sign on Prop:</b> No	<b>Send to IDX:</b> Yes	<b>Buyer Broker:</b>	<b>Mult Parcels:</b>
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### Financial Information

<b>Current Potential Expenses</b>	<b>Insurance:</b>	<b>Mgmt Fee:</b>	<b>Com Area Mnt:</b>
<b>Real Estate Tx:</b> \$8,101		<b>Property Information</b>	

<b>Building SF:</b> 6,300	<b># Of Stories:</b> 1	<b>Tot Avail SF:</b> 6,300	<b>Core Factor:</b>
<b>Year Built:</b> 1934	<b>Shell Space:</b>		
<b>Constr Status:</b> Existing			
<b>Constr Type:</b> Block			
<b>Lot Acres:</b> 0.45	<b>Lot SqFt:</b> 19,502.00	<b>Min Div SF:</b>	<b>Condo?:</b>
<b>Vehicles/Day:</b>	<b>Vehicle Survey:</b>	<b>Grease Intcpt:</b> No	<b>Price Bsd On:</b>
<b>Lay Down Yd SF:</b>	<b>Add'l Acres:</b> No	<b>Facility Exp:</b> No	<b>Perimeter Fnc:</b> No
<b>Nat Fld Juris:</b>	<b>Min Clear Hgt:</b> 16	<b>Max Clear Hgt:</b> 16	<b># Dock Doors:</b> 3
<b># Drive in Doors:</b> 3	<b>Dist to Hwy:</b>	<b>Dist to Airprt:</b>	<b>Bld to Suit:</b>
<b>Real Prop Inc:</b>	<b>Lease Hold Inc:</b>	<b>Fed Tax Rtrn:</b>	<b>Bus Assets:</b>
<b>Park Spaces:</b> 9	<b>Park Ratio/SF:</b>	<b>In City Limits:</b>	<b>Vacant Lnd:</b>

### Miscellaneous Information

<b>Annual Base Rent:</b>	<b>Annual Charges SF:</b>	<b>Public Viewable:</b> Yes
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### Selling Information

<b>Sold Price:</b> \$195,000	<b>Selling Date:</b> 05/10/2019
<b>Listing Price:</b> \$220,000	<b>Pending Date:</b> 04/08/2019
<b>SP%LP:</b> 88.64%	<b>Orig List Price:</b> \$220,000
<b>Financing:</b> Cash	<b>DOM:</b> 115
<b>Comments:</b>	<b>Listing Date:</b> 01/18/2019
<b>Selling Agent:</b> <a href="#">David P Nianouris</a>	<b>Selling Office:</b> <a href="#">HER REALTORS</a>
<b>Selling Co-Agent:</b>	<b>Selling Co-Office:</b>



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# 2003 S Smithville Road, Dayton, OH 45420

Listing

2003 S Smithville Rd Dayton, OH 45420

Sold 12/21/2018

County: Montgomery

Listing #: 777926

Cross St:

List Price: \$289,900

Sold Price: \$250,000



Prop Type: Commercial  
 Subdivision:  
 Yr Built: 1957  
 Parcel ID: [R72 14810 0056](#)  
 CDOM: 70

Sub Type: Retail  
 Appx SqFt:  
 Price/SqFt:

### Remarks

**Public Rmrks:** Highly visible 3 bay garage or could convert to convenient story with gasoline and drive thru, possibly. 3200 sq ft retail building built in 1970, large canopy & approx 0.4 acres. Additional lot at 3808 Wayne Ave included.  
**Agt Rmrks:** Call Mike Palmer 937-416-9342

### Listing Information

**Agent:** [Michael L Palmer \(PALMEMICL109\)](#)   
**Office:** [Irongate Inc. \(IRNG03\)](#)  
**Buyer Broker:** 3%  
**Showing Phone:** 855-919-0230  
**Listing Date:** 10/17/2018  
**Original Price:** \$289,900

**Primary:** (937) 416-9342 **Fax:** (937) 436-3908  
**Office Phone:** (937) 436-2700 **Fax:** (937) 436-3908  
**Sub Agency:**  
**DOM:** 70 **Trans Type:** Sale  
**Entry Date:** 10/17/2018 **CommCode:**  
**Expire Date:**

### General Information

**Financial Info:** **Income Prop:** No **Ground Lease:** No **Occupancy %:** 0  
**Is there POA:** Yes **Net Lse Invst:** No **On Site Mgmt:** **Res on Site:**

### Financial Information

**Current Potential:**  
**Expenses**

### Property Information

**Building SF:** 3,200 **# Of Stories:** **Tot Avail SF:** **Core Factor:**  
**Year Built:** 1957 **Shell Space:**  
**Lot Acres:** 0.39 **Lot SqFt:** 16,801.00 **Min Div SF:** **Condo?:**  
**Real Prop Inc:** **Lease Hold Inc:** **Fed Tax Rtrn:** **Bus Assets:**

### Miscellaneous Information

**Annual Base Rent:** **Annual Charges SF:** **Public Viewable:** Yes

### Selling Information

**Sold Price:** \$250,000 **Selling Date:** 12/21/2018  
**Listing Price:** \$289,900 **Pending Date:** 11/30/2018  
**SP%LP:** 86.24% **Orig List Price:** \$289,900  
**Financing:** Cash **DOM:** 70  
**Comments:** **Listing Date:** 10/17/2018  
**Selling Agent:** [Kevin M Bardon](#) **Selling Office:** [Bardon Inc.](#)  
**Selling Co-Agent:** **Selling Co-Office:**



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# 816 Watervliet Avenue, Dayton, OH 45420

Listing

[816 Watervliet Ave Dayton, OH 45420](#)

**Sold** 06/15/2018

**County:** Montgomery

**Listing #:** 765971

**Cross St:**

**List Price:** \$150,000

**Sold Price:** \$150,000



**Prop Type:** Commercial

**Sub Type:** Retail

**Subdivision:**

**Yr Built:** 1975

**Parcel ID:** [R72 14604 0039](#)

**Appx SqFt:**

**CDOM:** 123

**Price/SqFt:**

## Remarks

**Public Rmrks:** property will be vacant by July of 2018. Site visits can be made after the 4th of July

## Listing Information

**Agent:** [Ronald A Smith \(SMITHRONA109\)](#) 

**Office:** [HER REALTORS \(HERL11\)](#)

**Agrmnt Type:**

**Showing Phone:** 937-545-0003

**Listing Date:** 06/04/2018

**Original Price:** \$150,000

**Primary:** (937) 545-0003

**Office Phone:** (937) 848-0429

**Agent Owned:** No

**DOM:** 123

**Entry Date:** 06/04/2018

**Expire Date:**

**Fax:** (937) 221-6712

**Fax:**

**Trans Type:** Sale

**CommCode:**

## General Information

**Sign on Prop:** No

**Send to IDX:** Yes

**Buyer Broker:**

**Mult Parcels:**

## Financial Information

**Current Potential Expenses**

## Property Information

**Building SF:** 2,562

**# Of Stories:** 1

**Tot Avail SF:** 2,562

**Core Factor:**

**Year Built:** 1975

**Shell Space:**

**Constr Status:** Existing

**Constr Type:** Block, Concrete

**Lot Acres:** 0.21

**Lot SqFt:** 9,361.00

**Min Div SF:**

**Condo?:**

**Real Prop Inc:**

**Lease Hold Inc:**

**Fed Tax Rtrn:**

**Bus Assets:**

## Miscellaneous Information

**Annual Base Rent:**

**Annual Charges SF:**

**Public Viewable:** Yes

## Selling Information

**Sold Price:** \$150,000

**Listing Price:** \$150,000

**SP%LP:** 100.00%

**Financing:** Cash

**Comments:**

**Selling Agent:** [Ronald A Smith](#) 

**Selling Co-Agent:**

**Selling Date:** 06/15/2018

**Pending Date:** 06/11/2018

**Orig List Price:** \$150,000

**DOM:** 123

**Listing Date:** 06/04/2018

**Selling Office:** [HER REALTORS](#)

**Selling Co-Office:**



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