

Cross Property 360 Property View

6519 N Dixie Drive, Dayton, OH 45414

Listing

[6519 N Dixie Dr Dayton, OH 45414](#)

Sold 06/11/2019

County: Montgomery

Listing #: 789800

Cross St:

List Price: \$149,000

Sold Price: \$135,000



Prop Type: Commercial

Sub Type: Land

Subdivision:

Yr Built: 1963

Parcel ID: [E21 01004 0022](#)

Appx SqFt:

CDOM: 404

Price/SqFt:

Remarks

Directions: N Dixie Drive to Bartley Road, NW quadrant
Public Rmrks: Sizeable corner lot (over 1 acre), signalized intersection on N. Dixie with great traffic counts! Building included has 2 garage bays, reception office and additional storage. Large parking area. Zoned commercial garage. Start your business now or buy for the land value and redevelop.
Agt Rmrks: Garage doors!

Listing Information

Agent: [Mark R Langdon \(langmark109\)](#)

Office: [Henkle Schueler & Assoc. Inc \(HNSC01\)](#)

Agrmnt Type: Exclusive Right

Buyer Broker: 3%

Showing Phone: 9376731916

Listing Date: 05/01/2019

Original Price: \$149,000

Showing Instr: Contact Agent

Primary: (937) 673-1916

Office Phone: (513) 932-6070

Agent Owned: No

Sub Agency:

DOM: 43

Entry Date: 05/01/2019

Expire Date:

Fax: (513) 932-9988

Fax: (513) 932-9988

Trans Type: Sale

CommCode:

General Information

Sign on Prop: Yes

Send to IDX: Yes

Buyer Broker:

Mult Parcels: No

Financial Information

Current Potential Expenses

Property Information

Building SF: 1,218

Year Built: 1963

Lot Acres: 1.37

Lay Down Yd SF:

Drive in Doors: 2

Real Prop Inc:

Of Stories: 1

Shell Space:

Lot SqFt: 59,568.00

Add'l Acres:

Dist to Hwy:

Lease Hold Inc:

Tot Avail SF: 1,218

Min Div SF:

Facility Exp: Yes

Dist to Airprt:

Fed Tax Rtrn:

Core Factor:

Condo?:

Perimeter Fnc:

Bld to Suit:

Bus Assets:

Miscellaneous Information

Annual Base Rent:

Annual Charges SF:

Public Viewable: Yes

Selling Information

Sold Price: \$135,000

Listing Price: \$149,000

SP%LP: 90.60%

Financing: Cash

Comments:

Selling Agent: [Mark R Langdon](#)

Selling Co-Agent:

Selling Date: 06/11/2019

Pending Date:

Orig List Price: \$149,000

DOM: 43

Listing Date: 05/01/2019

Selling Office: [Henkle Schueler & Assoc. Inc](#)

Selling Co-Office:



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201 Northwoods Boulevard, Vandalia, OH 45377

Listing

201 Northwoods Blvd Vandalia, OH 45377
Sold 07/20/2018
County: Montgomery **Listing #:** 718915 **List Price:** \$482,000
Cross St: **Sold Price:** \$400,000



Prop Type: Commercial **Sub Type:** Land
Subdivision:
Yr Built: 0
Parcel ID: [B02007210031](#) **Appx SqFt:**
CDOM: 1,068 **Price/SqFt:**

Remarks

Directions: From: I75 go west on Northwoods Blvd. (exit64) mile. The site is on the north just past the truck-stop with some frontage on 25A also

Public Rmrks: This 17.2127 commercial acreage is a part of the prodigious Cross Roads of America community of Vandalia, Ohio. The vacant land is currently undeveloped and Zoned Industrial in the PUD Overlay district. It is an extension of the existing and very successful Northwoods Industrial Park. The site is on the corner of Nothwoods Blvd mile west of Interstate 75 (Exit 64) and County Road 25A . This site has easy access to the all the utilities necessary for heavy or light industrial uses. Make this land your next Commercial project.

Agt Rmrks: This is undeveloped land is located west on the Northwoods exit off Interstate 75. Your Neighbors are Dayton International Airport, Dayton Expo Center, Delphi Automotive and Flying J truck stop. The zoning is Industrial with-in the PUD overlay district so flexibility is the operational word for this parcel The parcel is also available for financial incentives from The City of Vandalia, Edge, Dayton Coalition and Jobs of Ohio. Some analytical site planning has been done to flesh-out some of the development issues. This parcel is at the Cross Roads of America. Take a peek.

Listing Information

Agent: [Charles H. Elliott \(elliocha109\)](#)
Office: [Brun's Realty Group, LLC \(BRGP02\)](#) **Primary:** (720) 635-2750 **Fax:**
Agrmnt Type: Exclusive Right **Office Phone:** (937) 434-1234 **Fax:**
Showing Phone: **Agent Owned:**No
Listing Date: 08/16/2016 **DOM:** 703 **Trans Type:** Sale
Original Price: \$750,000 **Entry Date:** 08/17/2016 **CommCode:**
Expire Date:

General Information

Sign on Prop: Yes	Send to IDX: Yes	Buyer Broker:	Mult Parcels:
Fin Inst Owned: No	Short Sale: No	Cap Rate %:	Cap Rate Based:
Financial Info: No	Income Prop: No	Ground Lease:	Occupancy %:
Is there POA: No	Net Lse Invst:	On Site Mgmtnt:	Res on Site:

Financial Information

Current			
Gross Income: \$0	Vacancy %: 0	Reimburse Exp: \$0	Effective Inc: \$0
Non Reimb Exp: \$0	Net Op Income: \$0		
Potential:			
Gross Income: \$0	Vacancy %: 0	Reimburse Exp: \$0	Effective Inc: \$0
Non Reimb Exp: \$0	Net Op Income: \$0		
Expenses			
Real Estate Tx: \$0	Insurance: \$0	Mgmtnt Fee:	Com Area Mnt:
Administrative: \$0	Total Exp: \$0	Expenses/SF	

Property Information

Year Built: 0	Shell Space:		
Lot Acres: 17.21	Lot SqFt: 749,785.00	Min Div SF:	Condo?:
Lay Down Yd SF:	Add'l Acres: No	Facility Exp:	Perimeter Fnc: Yes
# Drive in Doors:	Dist to Hwy: 0	Dist to Airprt: 3	Bld to Suit:
Real Prop Inc: Yes	Lease Hold Inc:	Fed Tax Rtrn:	Bus Assets:
Park Spaces:	Park Ratio/SF:	In City Limits: Yes	Vacant Lnd: Yes
Flood Plain: No	Subdv Plat: Yes	# Units:	
Closest Hwy: Interstate 75			
Rail Service: Potential			
Closest Airport: Dayton International Airport			

Miscellaneous Information

Annual Base Rent:		Annual Charges SF:	Public Viewable: Yes
Water: Municipal		Electricity: DP&L	
Sewer: Municipal		Swr Permit in Hand:	
Natural Gas: Yes		Telecom Prov:	

Selling Information

Sold Price: \$400,000	Selling Date: 07/20/2018
Listing Price: \$482,000	Pending Date: 07/13/2018
SP%LP: 82.99%	Orig List Price: \$750,000
Financing: Cash	DOM: 703
Comments:	Listing Date: 08/16/2016
Selling Agent: Tony D'Angelo	Selling Office: Keller Williams Home Town Rlty

Selling Co-Agent:

Selling Co-Office:



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7249 N Dixie Drive, Dayton, OH 45414

Listing

7249 N Dixie Dr Dayton, OH 45414

Sold 01/25/2018

County: Montgomery

Listing #: 706198

Cross St:

List Price: \$153,900

Sold Price: \$153,900

Prop Type: Commercial

Sub Type: Land

Subdivision:

Yr Built:

Parcel ID: [B02 01203 0012,13](#)

Appx SqFt:

CDOM: 683

Price/SqFt:



Remarks

Directions:

1-75 to Needmore Rd exit. Go west to Dixie Dr and go north. Property on the left.

Public Rmrks:

Another price cut!!! Owner wants offer!!! The subject parcels are zoned HB, Highway business, which allows a variety of commercial/business uses. The physical characteristics of the site should reasonably accommodate any use that is not restricted by its size of 12.+ acres. The property has adequate frontage, depth, accessibility and visibility, and is physically suited for a variety of uses permitted by zoning. The highest and best use of the subject, as vacant, is for future business/commercial development. Zoning uses are attached. The subject is located in the southern portion of Vandalia. East of the subject is a large Harley Davidson motorcycle dealership, south of the subject is subsidized multi-family housing, and north of the subject is also multi-family housing. A newer, large retail area (York Commons) is located approximately one mile north of the subject site near the Benchwood Rd. & I-75 interchange. Bank owned. Sold AS-IS . Bank will not repair

Agt Rmrks:

Refer to Residential Listing 748462

Listing Information

Agent:

[Keith R. Wicker \(WICKKEITH109\)](#)

Office:

[First Realty Group, Ltd \(FRGL01\)](#)

Agmt Type:

Exclusive Right

Buyer Broker:

3%

Showing Phone:

Listing Date: 03/14/2016

Original Price: \$322,900

Showing Instr: Use Showing Schedule link

Primary: (513) 292-2906

Fax:

Office Phone: (937) 435-5000

Fax: (937) 435-5021

Agent Owned: No

Sub Agency:

DOM: 683

Trans Type: Sale

Entry Date: 03/18/2016

CommCode:

Expire Date:

General Information

Sign on Prop: Yes

Send to IDX: Yes

Buyer Broker:

Mult Parcels: Yes

Fin Inst Owned: No

Short Sale: No

Cap Rate %:

Cap Rate Based:

Financial Information

Current Potential: Expenses

Property Information

Lot Acres: 12.40

Lot SqFt:

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

Water: Community

Electricity:

Sewer: Community

Swr Permit in Hand:

Selling Information

Sold Price: \$153,900

Listing Price: \$153,900

SP%LP: 100.00%

Financing: Cash

Comments:

Selling Agent: [Keith R. Wicker](#)

Selling Co-Agent:

Selling Date: 01/25/2018

Pending Date: 12/02/2017

Orig List Price: \$322,900

DOM: 683

Listing Date: 03/14/2016

Selling Office: [First Realty Group, Ltd](#)

Selling Co-Office:



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