

# Mixed Residential or Commercial

# For Sale



## FEATURES

- **Approximately 1,898 SF**
- Includes six (6) parking spaces
- Interior finishes for law firm
- Located one block west of Main Street
- Immediate occupancy available
- Owner says make an offer

## LOCATION

**20 W. Monument Avenue  
Dayton, Ohio 45402**

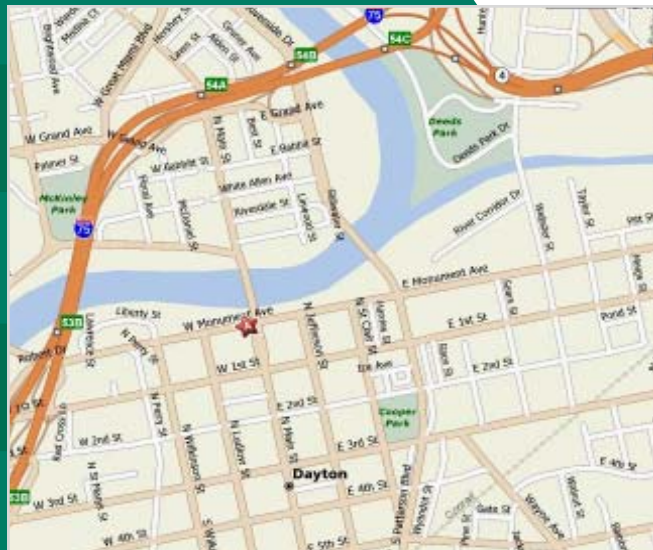
## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 20 W. Monument Ave.

<b>Address/City/County:</b>	20 W. Monument Ave./Dayton/Montgomery
<b>Square Footage:</b>	Approximately 1,898 SF
<b>Land Size:</b>	.04 acre lot
<b>Date of Construction:</b>	1865
<b>Type of Construction:</b>	Wood frame and brick
<b>Zoning:</b>	Residential/Commercial
<b>Sprinkler:</b>	None
<b>Lighting:</b>	Fluorescent and canned lights
<b>Parking:</b>	Six (6) spaces
<b>Electric:</b>	110/220 Volt
<b>Roof:</b>	Shingle, pitched
<b>Heat &amp; A/C:</b>	Gas and electric
<b>Sale Price:</b>	\$199,000 - Owner says make an offer



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## FOR MORE INFORMATION, CONTACT

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