



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

FOR SALE!



ADDRESS

648 Watervliet Avenue
Dayton, OH 45420

Redevelopment Opportunity on Watervliet Ave!
\$499,900

PROPERTY FEATURES:

- **7 Car Garage**
- **Rec Room**
- **52 Parking Spaces**
- **Over 9,000 SF plus Garage**



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-Investments
-Land

David Nianouris
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Fact Sheet

Address:	648 Watervliet Ave
Price:	\$499,900
County:	Montgomery
City:	Dayton
Building Size:	9250 SF plus 2030 SF in the 7 Car Garage
Lot Size:	0.91 Acres: Approx. 125x320 - 7 Lots
Year Built	1915 with Many Additions and Remodels
Zoning:	MNC - Mature Neighborhood Commercial
Parking Spaces:	52
Roof:	Shingle and TPO
HVAC:	Heat and Air, Multiple Styles of Units
Electric:	400 Amp Single Phase, Multiple Panels
Ceiling Height:	8'
OH Doors:	Garage Doors Three 8x12 and One 8x8
Restrooms:	4
Taxes:	\$9,179.65 Annually

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

Opportunity abounds! Over 10,000 square feet of building including a 7 car garage. This former funeral home is deed restricted so conversion to alternative uses or redevelopment is it's future.

With some renovation this could become your next club/organization facility or headquarters for a real estate, engineering, architectural, law group, or contractor offices with it's abundance of offices and storage . This property would also lend itself to a very large family home with main level rec room. In addition to the 7 car garage, car collectors could consider converting the 30 X 62 rec room back into its original garage for storage of a huge collection. The current parking lot is configured for 52 spaces.

Lastly, as a redevelopment site, the lot is .91 acres and is currently zoned MNC Mature Neighborhood Commercial. Zoning permits multi family, banking, offices, retail, and service establishments. This Belmont neighborhood features numerous restaurants and retail stores. The 1 mile population is 16,936 and the traffic count is 10,000 Vehicles per Day. This site is just west of the intersection with Smithville Road. All utilities are on site.

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AI Rendering of Remodeled Space



Before:



After:



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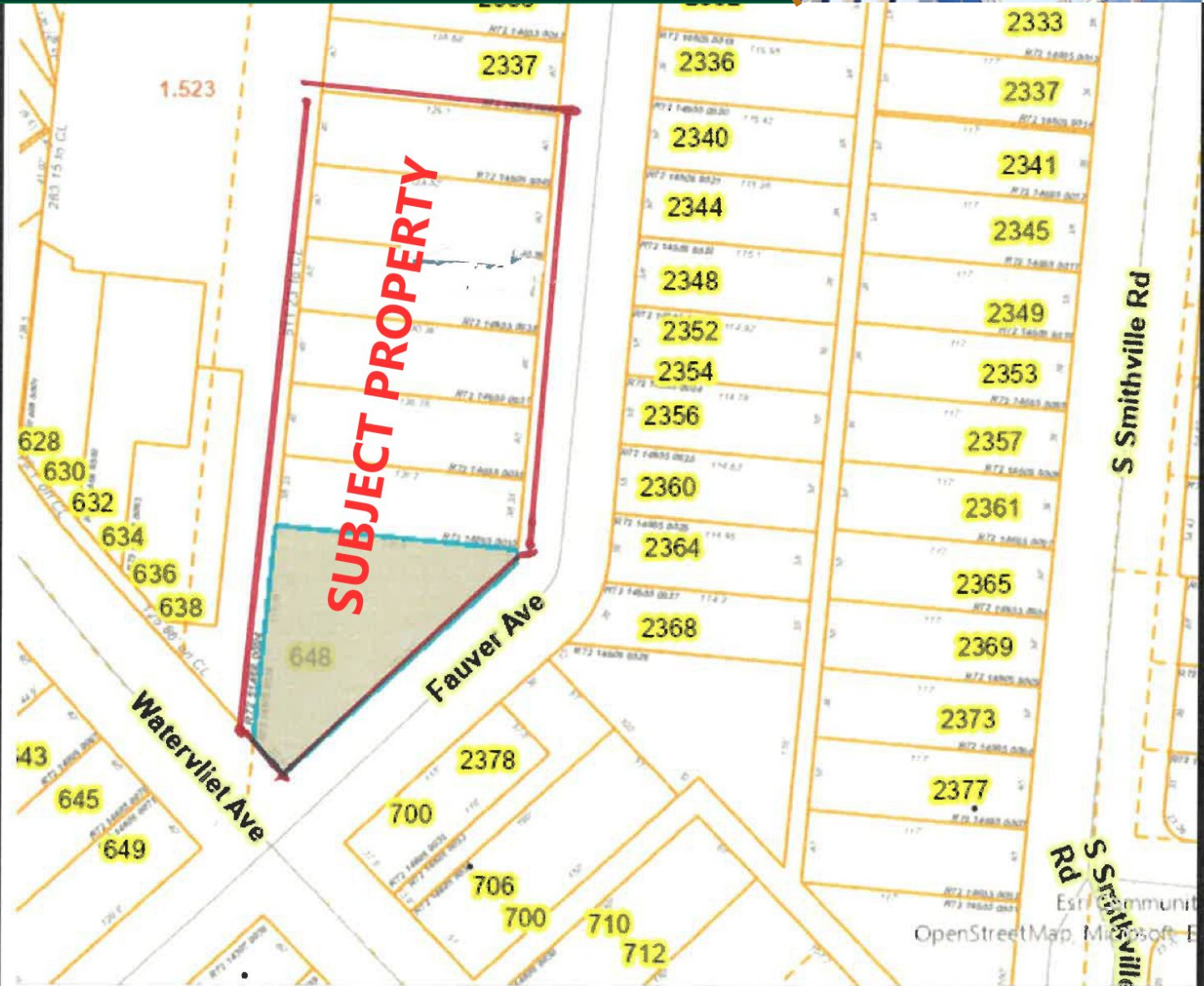
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DISCLAIMER

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1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.

Note: Exact property boundaries must be derived by a legal survey of the property.

1 inch = 110 ft



GIS DEPARTMENT

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