



OBENER

REALTY SERVICES, LTD.

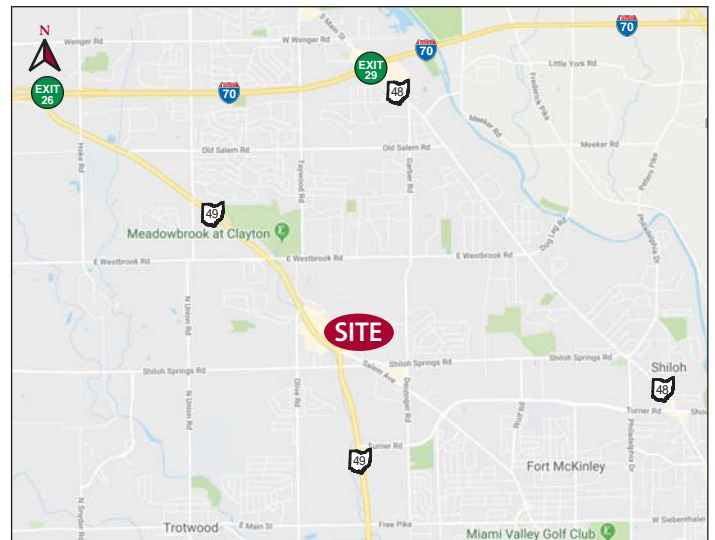
FOR SALE

5242 SALEM BEND DRIVE

Trotwood, Ohio 45426



- **8,765 +/- SF FLEX BUILDING ON 0.428 ACRES** available for sale
- **ABSOLUTELY BEAUTIFUL BUILDING IN MOVE-IN CONDITION** with numerous recent updates and renovations, including a new roof in 2019
- **BUILDING FEATURES:** 2,375 SF retail/showroom space with offices + 6,390 SF warehouse/automotive service space with 8 bays, 10 overhead drive-in doors and 3 phase power
- **ZONED R-B REGIONAL BUSINESS**
- **EXCELLENT CENTRAL DAYTON LOCATION** just off Salem Avenue (SR 49) between I-70 and downtown Dayton
- **GREAT VISIBILITY ACROSS FROM HOME DEPOT** with drive-by traffic on Salem Avenue of 19,700 vehicles per day
- **CLOSE PROXIMITY WITH CONVENIENT ACCESS TO/FROM I-70, SR 49** (Salem Ave.), SR 48, I-75, US 35, downtown Dayton
- **CONTACT JOHN ORR FOR MORE INFORMATION** at 937.910.0851



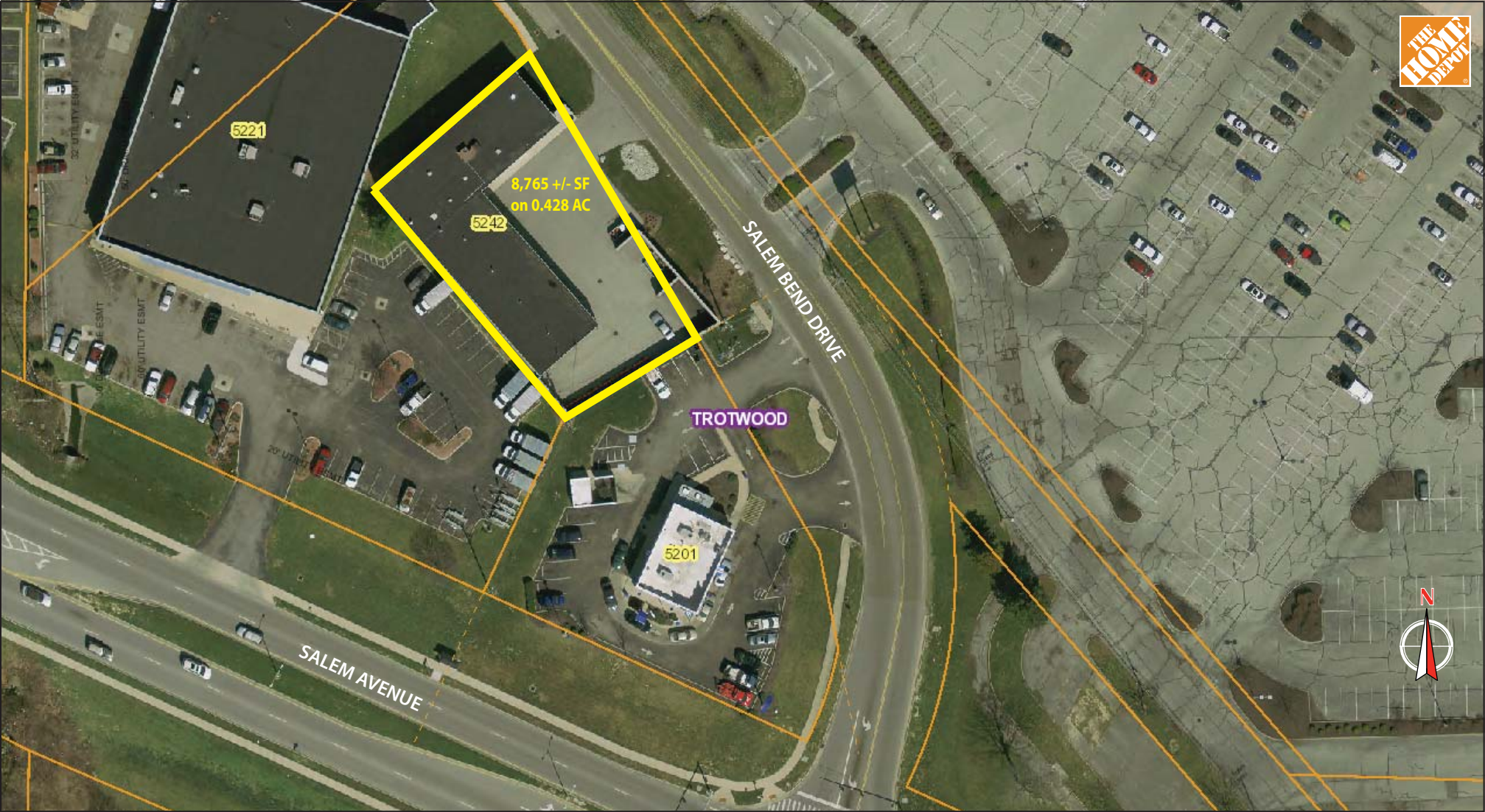
WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial

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