

PRICE REDUCED!



*Conceptual Drawing

620 Geyer Street

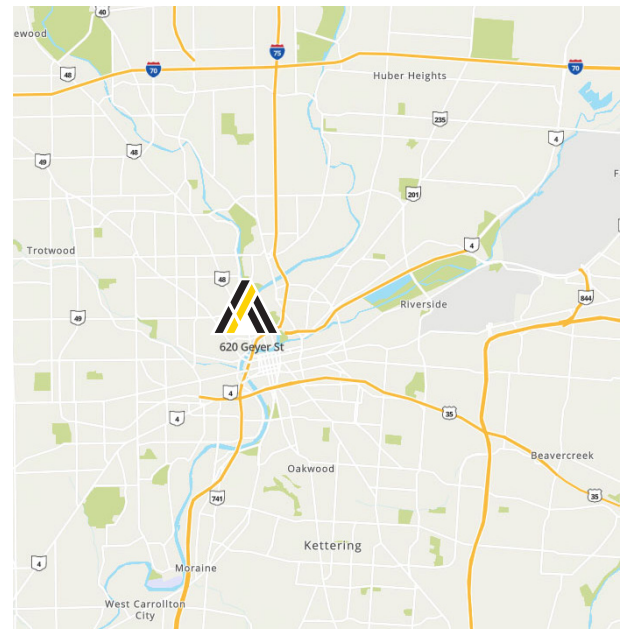
Dayton, Ohio 45405

SALE PRICE:

~~\$675,000~~
\$625,000

Property Highlights

- Multi-Story Industrial property - Former Underwood-Talmage Candy Company
- 30,415± SF Industrial Property (per County) on 0.5043± Acres
- **Expansion Potential:** Additional adjacent parcels provide an opportunity for additional parking or further development
- **Financial Incentives:** Historical tax credits available which can significantly reduce redevelopment costs for investors
- **Recent Upgrades:** Recent updates to the electrical service and roof ensure the property is ready for redevelopment
- **Vintage Architecture:** Built Pre 1900
- **Upcoming Improvements:** North Main Street Safety Improvements starting in 2024 will enhance accessibility and attractiveness of the area
- Zoned MR-5
- Redevelopment supported by City of Dayton Planning Department



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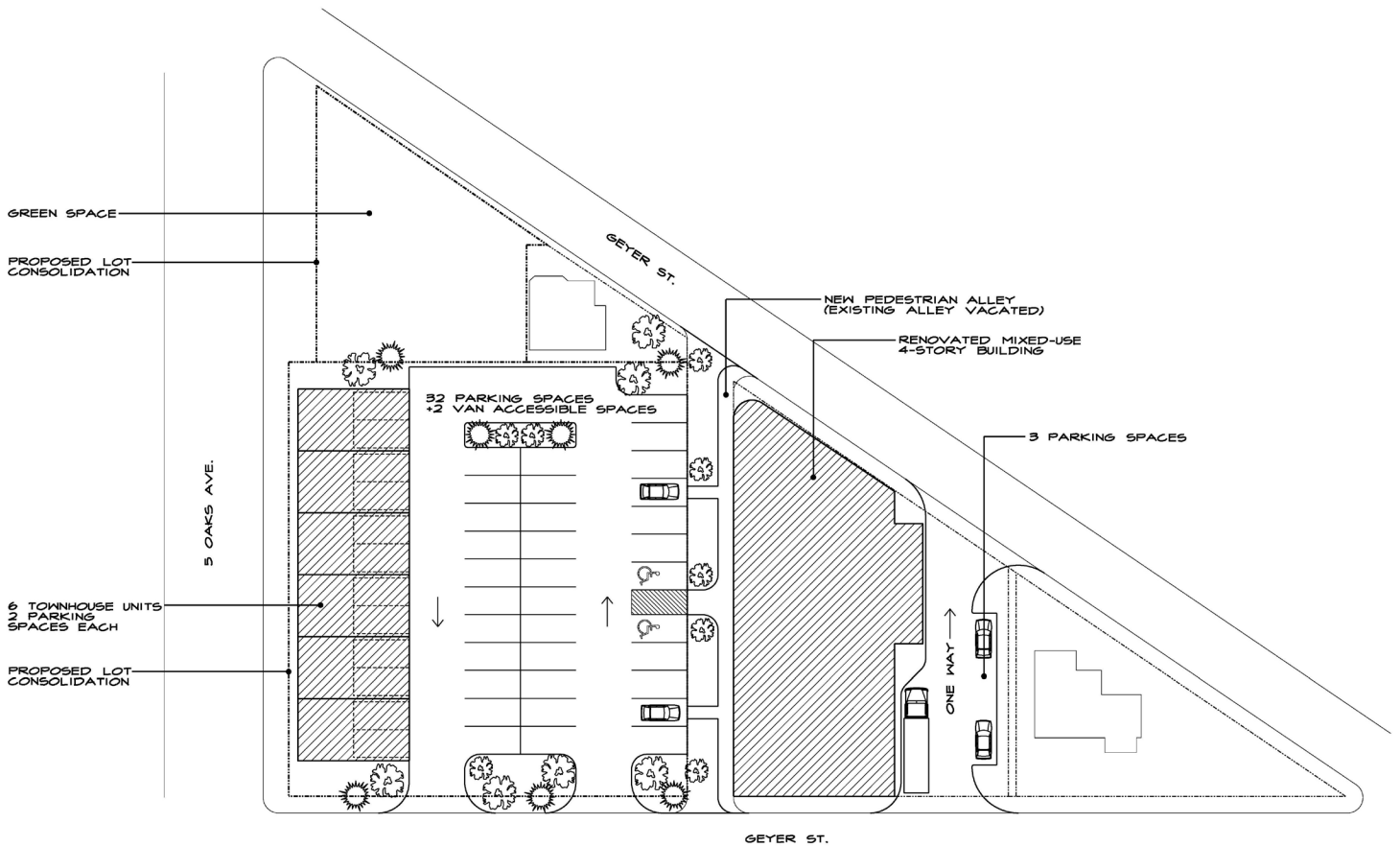
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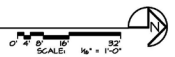
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Site Plan



A ARCHITECTURAL SITE PLAN



*Conceptual Site Plan

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Photos

1st Floor



2nd Floor



3rd Floor



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Parcels

PPN	Address	Acres
R72-06704-0018, -0019	616 Geyer Street	0.0683
R72-06704-0020	620 Geyer Street	0.0699
R72-06704-0021	Geyer Street	0.0769
R72-06704-0026	Five Oaks Avenue	0.0964
R72-06704-0027	19 Five Oaks Avenue	0.0964
R72-06704-0025	27 Five Oaks Avenue	0.0964
	Total Acres	0.5043



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