

1009 S. Main Street

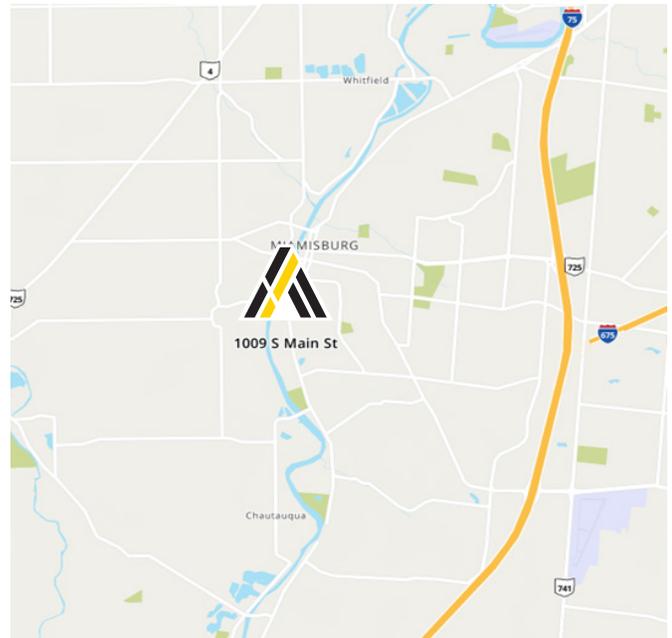
Miamisburg, Ohio 45342

SALE PRICE:

\$289,000

Property Highlights

- 4,012± SF Flex building on 0.94± acres
 - 2,500± SF Warehouse
 - 1,512± SF two-story office - 756± SF per floor
 - 11' Clear height
 - Two OH doors (10' x 8')
 - Two restrooms
- 1,400± SF Duplex
- Zoned GB - General Business. City has stated site can be easily rezoned.
- Located in a highly trafficked area with over 7,200 vehicles per day on S. Main Street
- Current use allows for auto parts/accessory stores, office, pawn shop, auto/truck rental, drive-thru stores, tattoo parlor, and various other uses
- Flex building currently occupied, while duplex is vacant. Call agent for details on rents.



Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,742	27,764	89,138
Total Households	2,004	11,564	38,972



Joe Krug

Senior Associate

937.701.1083

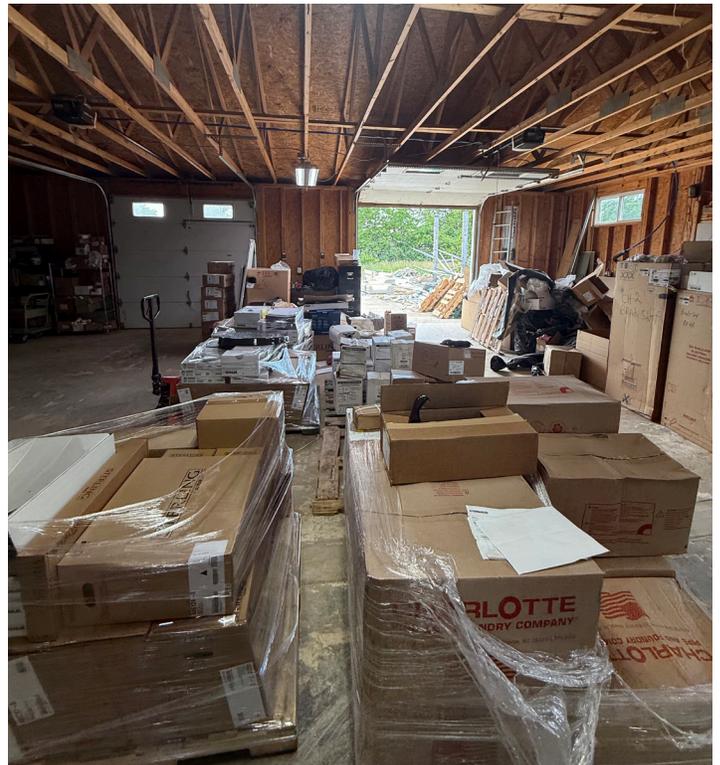
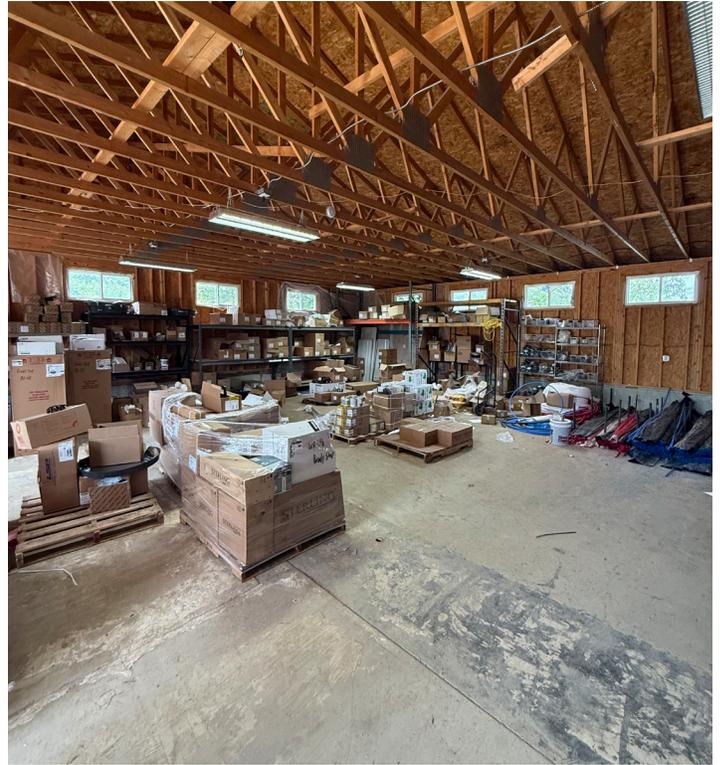
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Photos

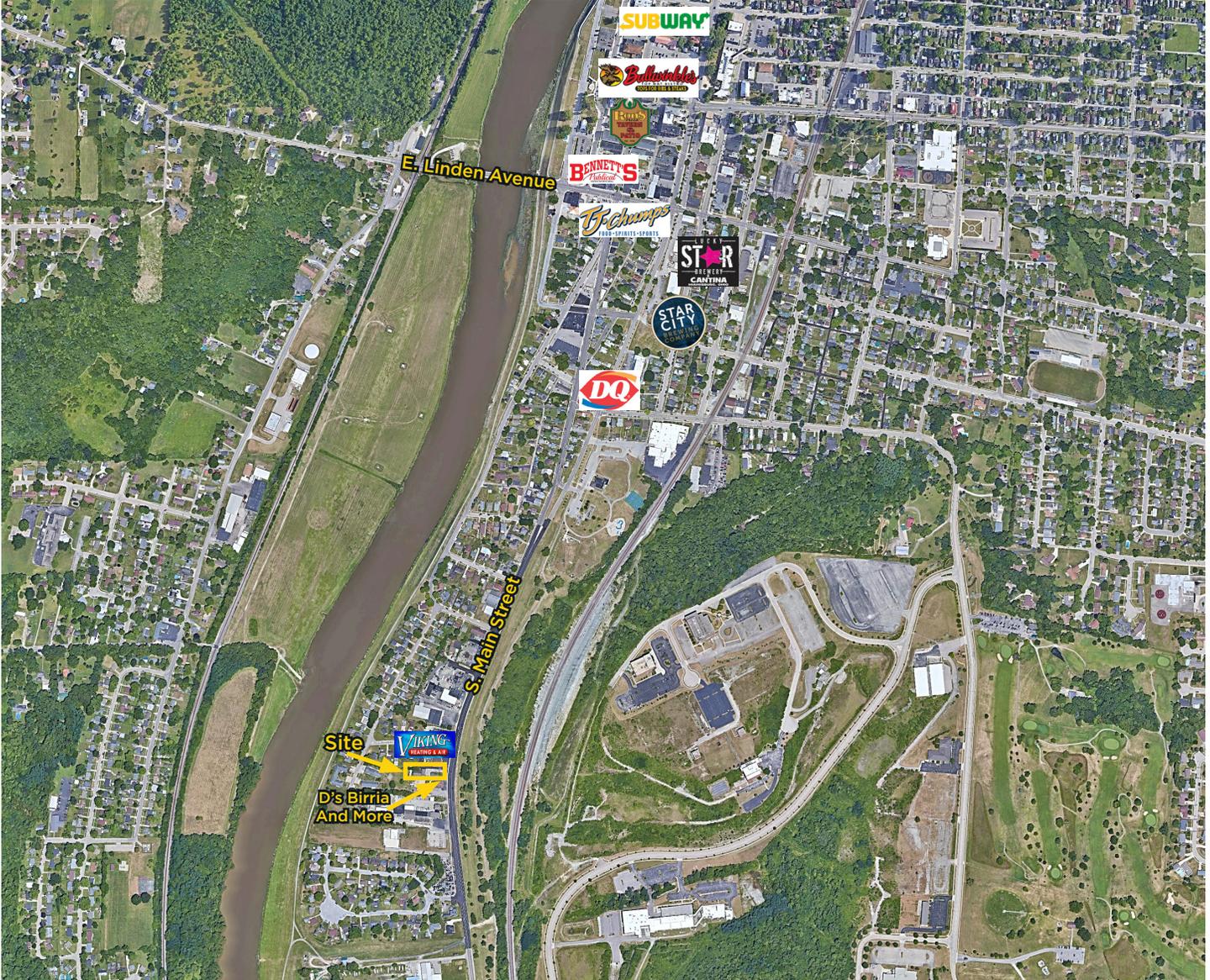


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Aerial



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