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FOR SALE OFFICE BUILDING

4126 Linden Ave.
Dayton, OH 45432

17,000+ sq.ft. Building Available

4126 Linden Ave. is centrally located near the intersection of St. Rt. 35 and Woodman Dr. Newly renovated lobby and bathrooms make for a great opportunity for a owner/ user. Attached tenants help in offsetting debt service.

Asking Price:
\$374,900



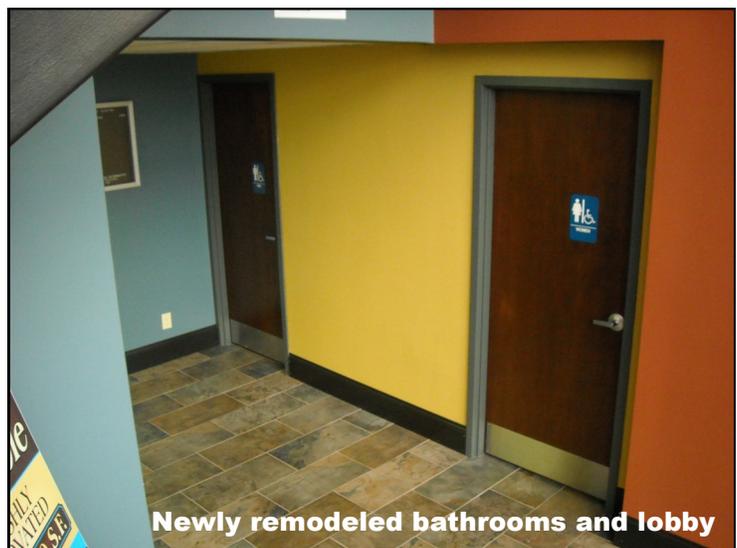
Property Highlights:

- **17,360 sq.ft. available**
- **Many nearby amenities**
- **Easy access to St. Rt. 35 & I-675**
- **2 miles from WPAFB**
- **Ample parking**
- **Great Location**

For more info contact:

Tony Miller: 937-903-8088

2288 Grange Hall Rd.
Beavercreek, OH. 45431
Office: 937-429-4344
Fax: 937-429-1673



Newly remodeled bathrooms and lobby



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4126 Linden Ave. is located in the City of Riverside, just off exit and entry ramps to State Route 35. The City of Riverside is located in the Greater Dayton region and is next door to Wright-Patterson Air Force Base, the State of Ohio's largest single-site employer with its 24,000+ military and civilian employees. High-level research in avionics, composite materials, and aircraft design takes place at the Base. Several area firms have successfully "spun off" private-sector applications that were first developed at the Base for military use. The city's vision is to provide a highly dynamic business, industry, and retail environment. Excellent government services, a strong labor pool, easy access to local, state and national transportation networks make Riverside a great location for the business looking to enter into the Dayton market.



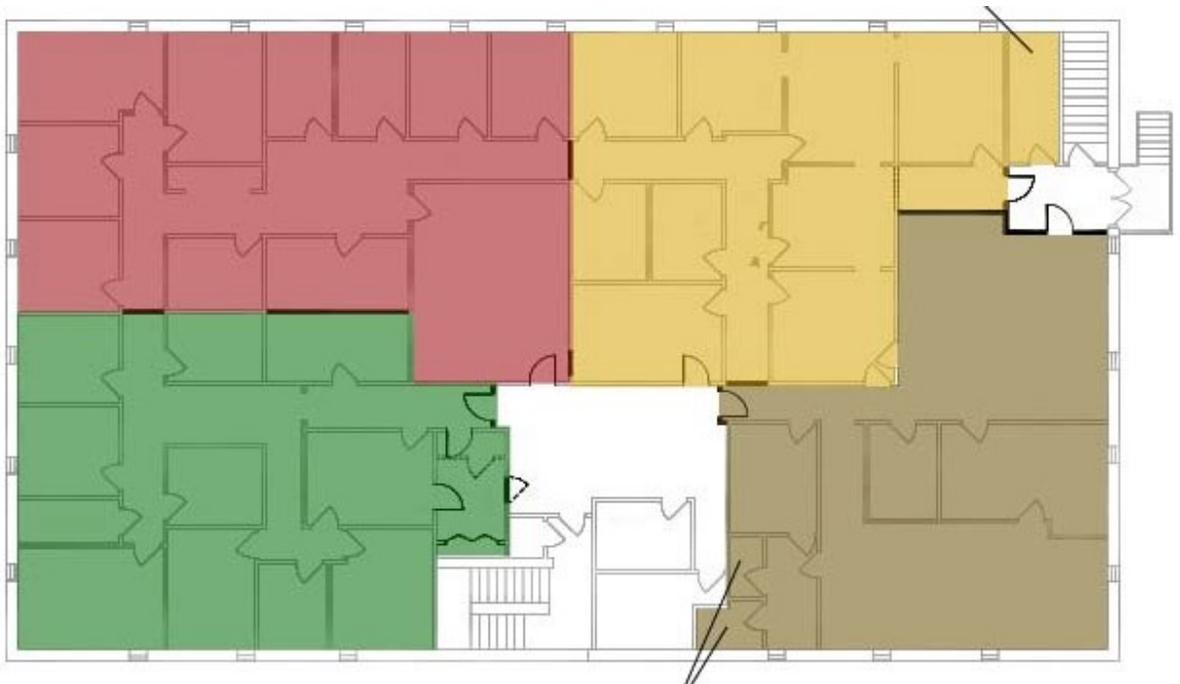
1st Floor



- **Brand new ADA bathrooms**
- **Newly renovated common area**
- **2 tenants attached**
- **Many amenities within walking distance**
- **On RTA bus line**
- **Frontage on Woodman**



2nd Floor



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.