

For Sale or Lease

Owner Financing Available

5010 Salem Avenue | Trotwood | Ohio | 45426

Sale Price:

\$590,000

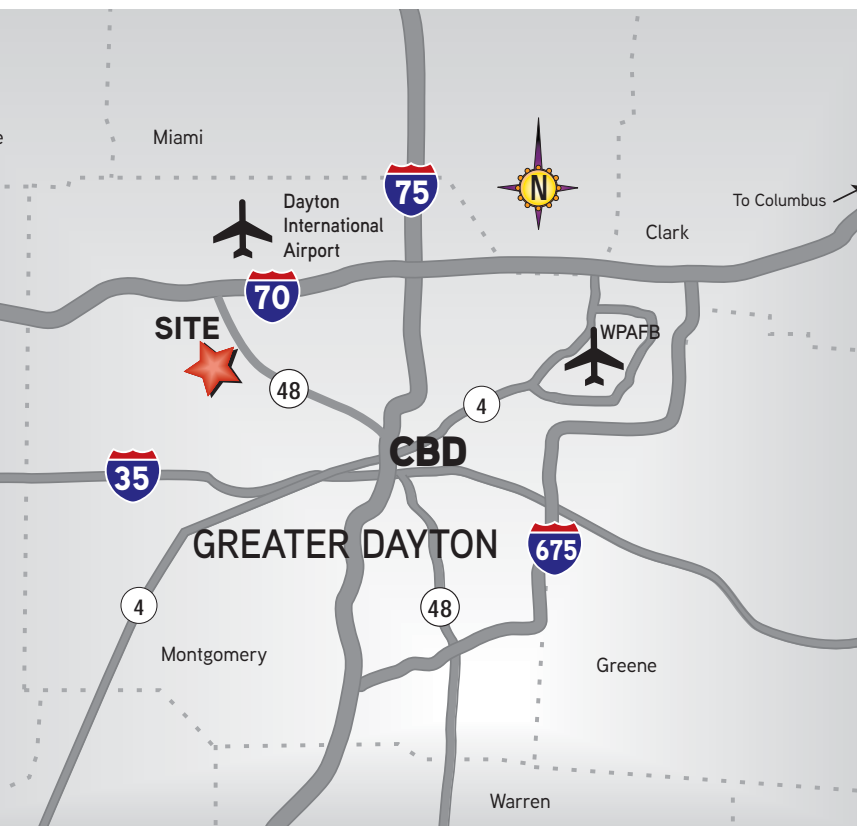
Lease Rate:

\$3.50 / SF NNN

Todd Cochran
+1 937 723 2913
todd.cochran@colliers.com

William Keefer, SIOR
+1 513 562 2235
bill.keefer@colliers.com





Property Highlights

- 21,914 SF showroom, office, body shop & parts area
- Located on the Southwest side of Salem Avenue, near Denlinger Road
- Large rear gated parking area
- Nine overhead doors and 1 wash bay
- Zoned RB - Regional Business District
- 5.032 Acres
- Owner financing available
- Asking rate: \$3.50/SF NNN
- Sale Price: : \$590,000

CLOCKWISE FROM TOP:
Back of building // Drive-in // Showroom // Map



Accelerating success.



Snapshot

Lot Size	5.032 Acres
Total SF	21,914 SF
Building Size/Di- mensions	<ul style="list-style-type: none"> 11,726 SF Office Showroom Parts Area 9,628 SF Warehouse Body Shop Service Area 560 SF Freestanding Used Car Sales Area
Zoning	City of Trotwood RB - Regional Business District
Use	Auto Related Retail
Parcel Number	H33 02111 0053
Construction	Mostly Concrete Block & Steel
Roof	Rubber Membrane (Approx. 1999)
Power	1,200 amps, 3 phase service
Heat	<ul style="list-style-type: none"> Warehouse Body Shop Service Area - gas forced overhead heaters Office Parts Showroom - gas forced air heat & central forced A/C
Taxes	\$23,982.49
Other Amenitites	<ul style="list-style-type: none"> Built in service counter Over 20,000 vehicles per day on Salem Ave Rear gated parking- approx. 1.34 acres 9 overhead doors 1 wash bay

Area Demographics

* Full demographics can be provided on request



Current Population (2017)

196,123



Projected Population (2022)

206,155



Current Households (2017)

83,546



Projected Households (2022)

88,983



Average Household Income (2017)

\$51,718

* Based on 5 mile radius



Accelerating success.



Todd Cochran
+1 937 723 2913
todd.cochran@colliers.com

William Keefer, SIOR
+1 513 562 2235
bill.keefer@colliers.com

Colliers International
10 West 2nd Street | Suite 200
Dayton, Ohio 45402
P: +1 937 449 0997

Accelerating success.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.