

**1309, LEONHARD, STREET, DAYTON, OH, 45404**

<https://www.flourishteam.com>

1309, Leonhard,  
Street, Dayton, OH,  
45404



**\$120,000**

1 of 6 properties being sold by this owner. Great investment opportunity with this 2 bedroom, 1 bath home! Large utility room can be converted to 3rd bedroom for additional income. Tenant occupied at \$1200/month. Being sold as a package with MLS: #946523 #946525 #945526 #946528 #946529. Seller will entertain individual offers. Property is being [...]

- 2 beds
- 1.00 bath
- Single Family
- Residential
- Active
- 1290 sq ft

## Rooms & Units Description

**Rooms Total: 6**

**Room Count: 6**

**Number Of Full Baths On Level 2: 1**



---

## Location Details

**County Or Parish:** Montgomery

**School District:** Dayton

**Zoning:** Residential

---

## Property Details

**Lot Dimensions:** .08

**Parcel Number:** R72-05204-0095

**Construction Type:** Frame,Vinyl

**Levels:** 2 Story

**Subdivision Name:** City/Dayton Rev

**Distressed Property:** None

**Transaction Type:** Sale

---

## Property Features

**Basement:** Partial,Unfinished

**Heating:** Forced Air,Natural Gas

**Cooling:** Window Unit

**Garage:** None

---

## Miscellaneous

**Taxes Semi Annual:** 371.82

**Assessments:** Of record

---

## Courtesy of

**Office Name:** Howard Hanna Real Estate Serv

**Agent Name:** C Gregory Bettendorf

**Agent Email:** gregbettendorf@howardhanna.com

**Agent Phone:** (937) 830-1131

