

# 1616, OAKRIDGE, DAYTON, OH, 45417

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1616, Oakridge,  
Dayton, OH, 45417



Investor opportunity Well-maintained 4-bedroom, 1-bath single-family home. Tenant-occupied, Lease expires 8/30/2026 Ready for continued cash flow or repositioning; features a generous yard, newer furnace and water heater. Recently replaced roof and windows(2022). Solid long-term investment for first-time or seasoned investors. Strong value in a convenient Dayton location.

- 4 beds
- 1.00 bath
- Single Family
- Residential
- Active
- 1304 sq ft

## Rooms & Units Description

**Rooms Total: 8**

**Room Count: 8**

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

## Location Details



**County Or Parish:** Montgomery

**School District:** Dayton

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 32x131

**Construction Type:** Shingle

**Distressed Property:** None

**Transaction Type:** Sale

**Parcel Number:** R72 08110 0074

**Levels:** 2 Story

**Ownership:** LLC

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## Property Features

**Outside Features:** Porch, Porch

**Utilities:** 220 Volt Outlet, City Water, Natural Gas

**Windows:** Double Hung

**Cooling:** None

**Garage:** None

**Inside Features:** Gas Water Heater, Paddle Fans, Smoke Alarm(s)

**Basement:** Unfinished

**Heating:** Natural Gas

**Kitchen Features:** Pantry

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## Miscellaneous

**Taxes Semi Annual:** 206.24

**Assessments:** 22.50

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## Courtesy of

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

**Agent Name:** Natasha Coppess

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

**Agent Phone:** (937) 374-9578

