

22, MELLO, AVENUE, DAYTON, OH, 45410

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22, Mello, Avenue,  
Dayton, OH, 45410



Excellent investment opportunity near the University of Dayton! This well-maintained, one-story brick duplex offers two one-bedroom units, each approximately 580 square feet. Each unit features a living room, dining room, kitchen, one bedroom, and a convenient utility room with washer and dryer included. All appliances are included for added convenience. Each unit is currently leased [...]

- 2 beds
- 2.00 baths
- Duplex/Double
- Multi-Family
- Active
- 1161 sq ft

## Location Details

**County Or Parish:** Montgomery  
**Zoning:** Residential

**School District:** Dayton

## Property Details



**Lot Dimensions:** 38.5 x 120  
**Construction Type:** Brick  
**Distressed Property:** None  
**Transaction Type:** Sale

**Parcel Number:** R72-03307-0022  
**Subdivision Name:** City/Dayton Rev  
**Ownership:** Agent Owned

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## Property Features

**Utilities:** 220 Volt Outlet,Natural Gas,Public Water,Sanitary Sewer

**Basement:** Slab

**Cooling:** Window Unit

**Appliances:** Dryer,Range,Refrigerator,Washer

**Heating:** Forced Air,Natural Gas

**Garage:** None

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## Miscellaneous

**Taxes Semi Annual:** 642.00

**Assessments:** Of record

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## Courtesy of

**Office Name:** Local Roots Realty

**Agent Email:** maggiebyrne937@gmail.com

**Agent Name:** Maggie Byrne

**Agent Phone:** (740) 817-1075

