

# 360, KENILWORTH, AVENUE, DAYTON, OH, 45405

<https://www.flourishteam.com>

360, Kenilworth,  
Avenue, Dayton,  
OH, 45405



\$89,900



Turnkey cash-flowing investment opportunity with immediate income in place and strong upside potential in an emerging Dayton corridor. This 3 bed / 1 bath property features a month-to-month tenant currently paying \$850/month, providing stable cash flow from day one. The current rent is believed to be below market, offering a clear opportunity for a future [...]

- 3 beds
- 1.00 bath
- Single Family
- Residential
- Active
- 1675 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:** 39' x 125'

**Parcel Number:** R72-06810-0049

**Construction Type:** Vinyl,Wood

**Levels:** 2 Story

**Subdivision Name:** City/Dayton

**Distressed Property:** None

**Transaction Type:** Sale

---

## Property Features

**Utilities:** Public Water,Natural Gas

**Basement:** Unfinished

**Heating:** Natural Gas

**Cooling:** Central

**Garage:** 2 Car

---

## Miscellaneous

**Taxes Semi Annual:** 292.17

**Assessments:** Of Record

---

## Courtesy of

**Office Name:** ManCo Property Services

**Agent Name:** Curtis Babio

**Agent Email:** [curtis@mancopropertyservices.com](mailto:curtis@mancopropertyservices.com) **Agent Phone:** (937) 558-6546

