

**464-466, DEARBORN, AVENUE, DAYTON, OH, 45417**

<https://www.flourishteam.com>

464-466, Dearborn,  
Avenue, Dayton,  
OH, 45417



Don't Miss this Phenomenal Side-by-Side Duplex in Dayton—the Ultimate Cash-Flowing Asset for your Investment Portfolio! Sold 100% AS-IS, this multi-family property represents an incredible, straightforward addition to your portfolio where you can collect immediate revenue without the headache of repair negotiations. Perfect for seasoned investors or buyers looking to “house-hack!” This property features two spacious [...]

- 4 beds
- 2.00 baths
- Duplex/Double
- Multi-Family
- Active
- 1880 sq ft

## Location Details

**County Or Parish:** Montgomery

**Zoning:** Residential

**School District:** Dayton



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## Property Details

**Lot Dimensions:** 35 X 152

**Construction Type:** Frame,Wood

**Distressed Property:** None

**Lease Price:** 850.00

**Parcel Number:** R72-09505-0017

**Subdivision Name:** City/Dayton Rev

**Ownership:** Corporate Owned

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Porch, Porch **Utilities:** 220 Volt Outlet,Public Water,Sanitary Sewer

**Basement:** Unfinished

**Heating:** Electric,Natural Gas

**Cooling:** Central

**Garage:** None

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## Miscellaneous

**Taxes Semi Annual:** 179.60

**Assessments:** Of Record

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## Courtesy of

**Office Name:** Keller Williams Advisors Rlty

**Agent Email:** nick.rodgers@kw.com

**Agent Name:** Nickolas Rodgers

**Agent Phone:** (937) 369-0642

