

# Office Space For Sale/Lease

RICHARD  
**FLAGEL REALTY**  
INC.

RETAIL • OFFICE  
SALES • LEASING • MANAGEMENT



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**The Livery Building**  
322 S. Patterson Blvd.  
Dayton, OH 45402

450 sf - 5,376 sf Office Space Available

For Sale - \$525,000 - **Receiver wants Offer!**

For Lease - \$10.50 Modified Gross

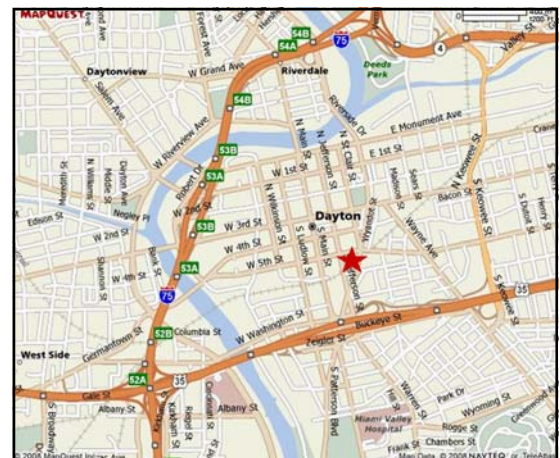
Loft style offices

The Livery Building is on the National Register  
of Historic Places

24 parking spaces lot and  
metered street parking available

Within minutes of SR 35 which is a connector to I-75

Dining, such as Jay's Seafood, Pacchia, Oregon  
Express, Thai 9, The Dublin Pub and more;  
shopping and entertainment within a five minute  
walk.



## Demographics:

	Average
<u>Population</u>	<u>Household Income</u>
1 Mile - 8,729	1 Mile - \$37,371
3 Mile - 111,425	3 Mile - \$49,933
5 Mile - 237,396	5 Mile - \$53,107



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"The information submitted herein is not guaranteed. Although obtained from reliable sources,  
it is subject to errors, omissions, prior sale and withdrawal from the market without notice."



450 sf - 5,376 sf Available

### Floor Plan - First Floor

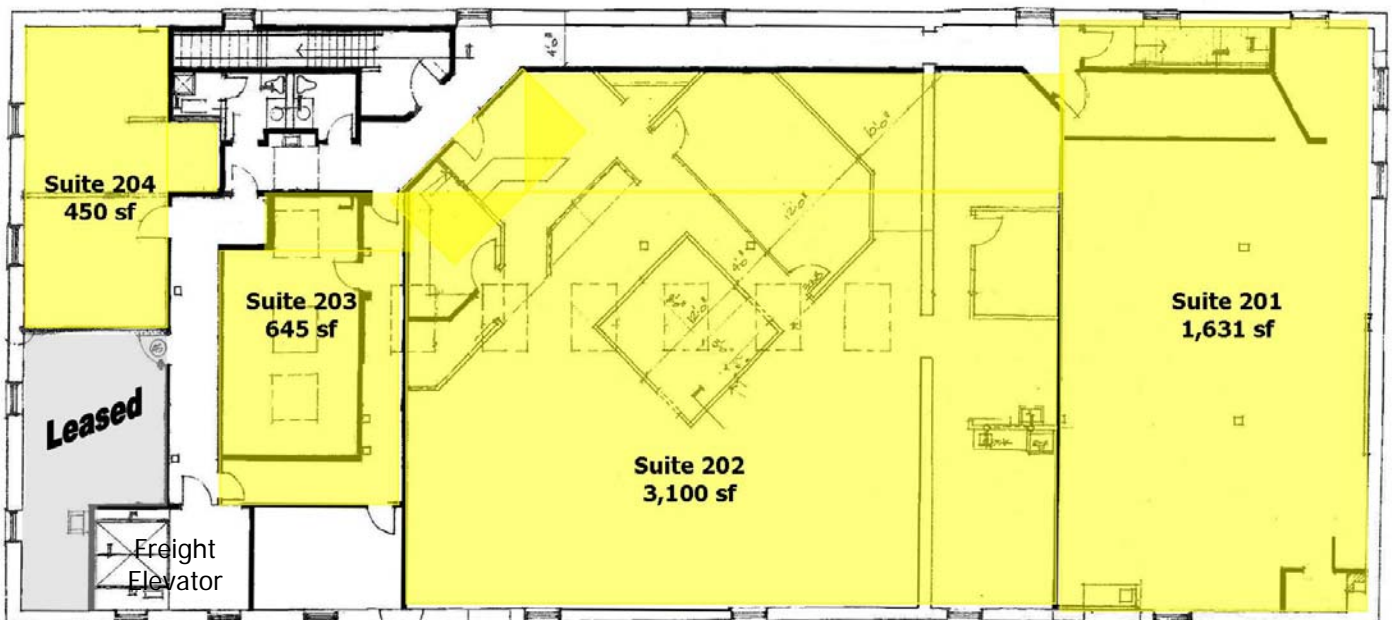


For Demonstration Purposes Only - Drawing Not to Scale



The Livery Building is on the National Register of Historic Places and has a unique and colorful history. Built in 1902 and completely remodeled in 1990; this two story brick and timber frame building was formerly a horse stable and later a storage and furniture warehouse and is located in the Oregon District.

### Floor Plan - Second Floor



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