

# 36, DELAWARE, AVENUE, DAYTON, OH, 45405

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36, Delaware,  
Avenue, Dayton,  
OH, 45405



Double the Opportunity, Double the Light: Prime Corner Lot Duplex Awaits!  
Calling all investors and savvy homeowners! This expansive corner lot duplex boasts a remarkable 3120 sq ft of living space, bathed in natural light on both sides. Each unit features: 3 spacious bedrooms on the second floor with a full bathroom. A charming first [...]

- 6 beds
- 2.00 baths
- Duplex/Double
- Multi-Family
- Active
- 3120 sq ft

## Location Details

**County Or Parish:** Montgomery

**Directions:** 75 to Main Street then left onto Delaware Ave

**School District:** Dayton

**Zoning:** Residential



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## Property Details

**Lot Dimensions:** /assessors data **Parcel Number:** R72-06802-0014  
**Construction Type:** Frame **Subdivision Name:** Herbert C Huber 65 Huber3  
**Distressed Property:** None **Ownership:** Corporate Owned  
**Transaction Type:** Sale

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## Property Features

**Outside Features:** Porch, Porch **Inside Features:** Attic, Gas Water Heater  
**Utilities:** 220 Volt Outlet, City Water, Natural Gas **Basement:** Full  
**Windows:** Double Pane, Insulated **Heating:** Gravity  
**Cooling:** None **Kitchen Features:** Remodeled  
**Garage:** 2 Car, Detached

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## Miscellaneous

**Taxes Semi Annual:** 635.05

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## Courtesy of

**Office Name:** Coldwell Banker Heritage  
**Agent Email:** whenyouseeteal@gmail.com

**Agent Name:** Elisabeth Pratt  
**Agent Phone:** (937) 510-3082

