

# 444, FLORENCE, AVENUE, FAIRBORN, OH, 45324

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444, Florence,  
Avenue, Fairborn,  
OH, 45324



This is part of a portfolio that includes 6 single-family homes and 1 multifamily property located in Centerville, Dayton, Beavercreek, and Fairborn, Ohio. All properties are well-maintained and in prime locations, offering strong investment potential. This is a portfolio-only sale; no individual property sales. \*Curb offers only. Please do not disturb tenants.

- 4 beds
- 1.00 bath
- Single Family
- Residential
- Active
- 984 sq ft

## Rooms & Units Description

**Rooms Total: 7**

**Room Count: 7**

**Number Of Full Baths On Level 1: 1**



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## Location Details

**County Or Parish:** Greene

**School District:**  
Fairborn

**Directions:** I-675 N Take exit 20 for Dayton Yellow Springs Road. Take Commerce Center Blvd and E Garland Ave to Florence Ave. Turn right onto E Dayton Yellow Springs Rd. Turn left onto Commerce Center Blvd. Turn left onto E Garland Ave. Turn left onto Marchmont Dr. Turn right onto Florence Ave. Destination will be on the right.

**Zoning:**  
Residential

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## Property Details

**Lot Dimensions:** 100x108x35x88

**Parcel Number:** A02000100280002300

**Construction Type:** Vinyl

**Levels:** 1 Story

**Subdivision Name:** Delray

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Fence,Storage Shed, Fence,Storage Shed **Utilities:** 220 Volt Outlet,City Water,Natural Gas,Sanitary Sewer

**Appliances:** Dishwasher,Range,Refrigerator

**Basement:** Slab

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Garage:** None

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## Miscellaneous

**Taxes Semi Annual:** 833.00

**Assessments:** Of record

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## Courtesy of



**Office Name:** CENTURY 21 The Gene Group

**Agent Email:** [cathy@thegenegroup.com](mailto:cathy@thegenegroup.com)

**Agent Name:** Catherine A Cable

**Agent Phone:** (937) 260-0498

