



Investment Properties

4956-62 Springboro Pike/Don's Carry Out

**4956-62 Springboro Pike
Moraine, OH 45439**



4,350 sf retail strip center with carry out store for sale. High traffic count on Springboro Pike/Rt 741. Solid leases on the 4 stores within the center to include the owner's carry out. Carry out store does great business with high volume of lottery and wine, beer, other beverages and smoke products sales, plus many other sundries. Liquor license included. Sunday sales permitted. Owner wants to retire after more than 20 years of ownership and management of Don's Carry Out. Returns from building and store ownership offer solid opportunity for a buyer. Seller willing to assist new owner during carry out transition. \$675,000 for retail strip center building, carry out store and liquor license. Directions: At the intersection of Springboro Pike/SR 741. S. Dixie Drive, and E. Central Drive. Directly across from Frickers.

[Map & Directions](#)

For more information contact:

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List Price: \$675,000

County: Montgomery

Municipality: City of Moraine

Current Zoning: B-1

Total Sq. Ft.: 4,350

Stories: 1

Year Built: 1968

Construction: Block

Property Type: Investment

Cap Rate:

Gross Income:

Operating Expenses:

Number of Tenants: 4

Lease Type (s): Modified Gross

Land Area: .212 Acre

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