



Office/Showroom Property  
For Sale or Lease



**2240 E. Central Avenue  
Miamisburg, Ohio 45342  
9,000 Square Feet**



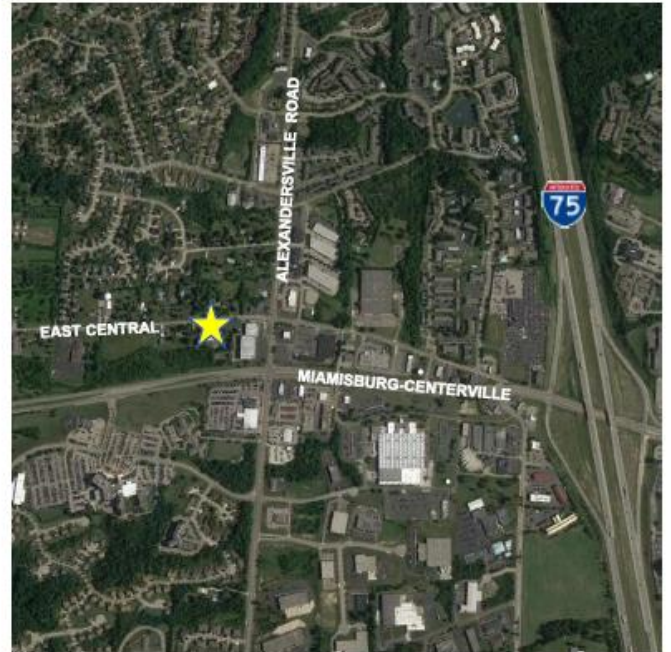
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No representation or warranty is made regarding the completeness or accuracy of this information or the condition of the property. Terms and conditions are subject to change or withdrawal without notice. Any predictions of future events are based on assumptions which may or may not occur. You should do an independent investigation and consult your advisors with respect to an investment in or lease of this property.

## LOCATION

- 2240 E. Central Avenue
- Miamisburg, Ohio 45342
- From I-75, West on SR 725 (Miamisburg-Centerville Road), Right on S. Alex Road, Left on East Central Avenue



## FOR SALE or LEASE

- 2240 E. Central Avenue
- Lease up to 9,000 SF @ \$10.00 / SF (Building Expenses included)
- Sale Price \$425,000.00, Investor or Owner Occupant

## PROPERTY DESCRIPTION

- 9,000 Square Feet
- One Acre Site
- Detached Garage
- 35 Parking Spaces
- Constructed in 1980
- Roof Replaced in 2008



