



Office/Showroom Property  
For Sale or Lease



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



**Dick Tipton**

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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



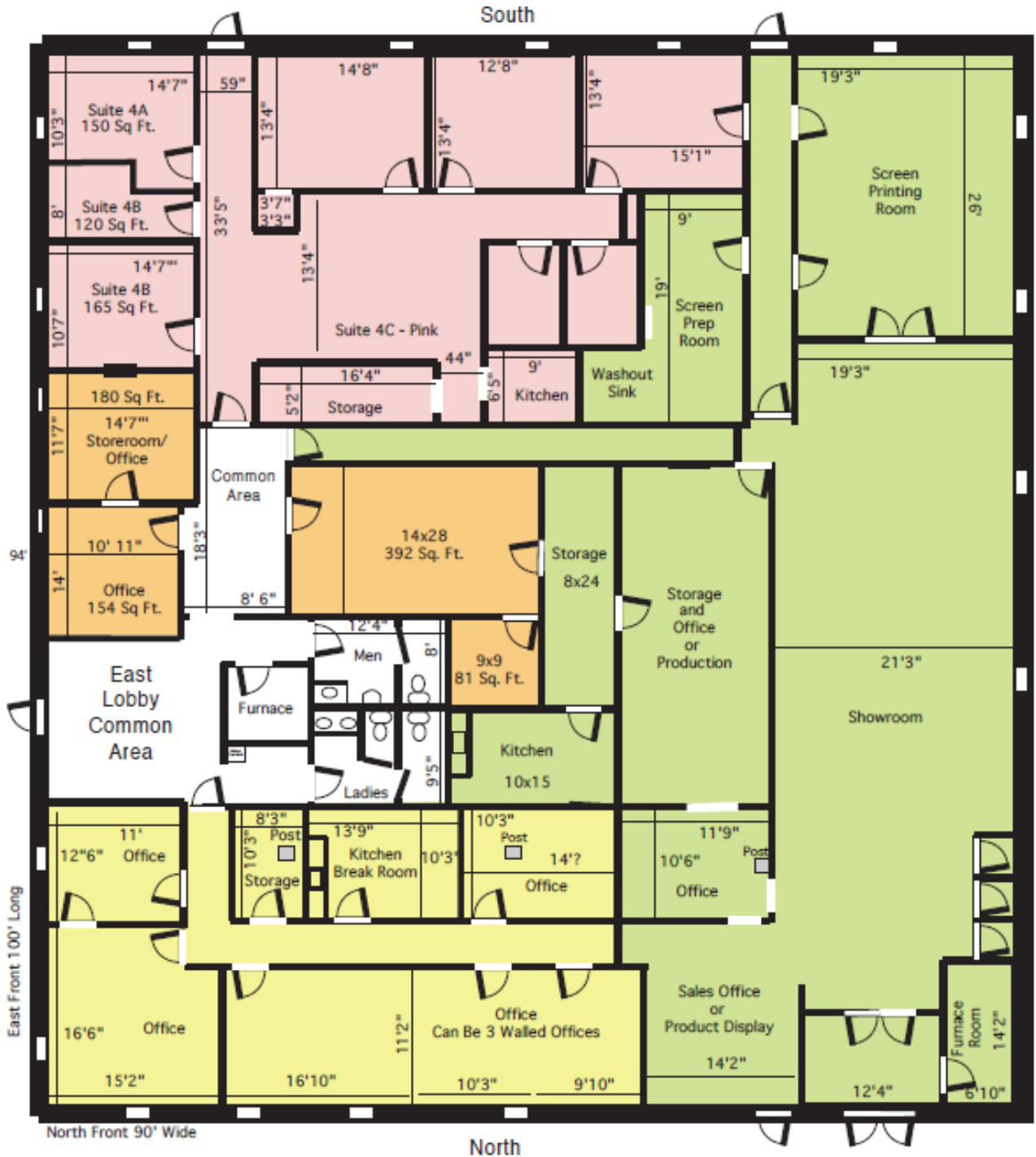
## FOR SALE or LEASE

- 2240 E. Central Avenue
- Lease up to 9,000 SF @ \$10.00 / SF (Building Expenses included)
- Sale Price \$395,000.00
- 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







Medical Office Building, Union, KY



Surgery Center, Centerville, OH



Community College, Mason, OH



Industrial, Miamisburg, OH

### WHO WE ARE

We have been active in all aspects of commercial and investment real estate since 1981.

Our strength is the experience we have acquired, the contacts we've made over the last 40 years, and our ability to adapt the lessons learned to today's business environment.

Our office is strategically located between Cincinnati and Dayton along the I-75 corridor.

### WHAT WE DO

#### CONSTRUCTION SERVICES

We provide design, estimating and construction services for new buildings, renovations, expansions and interior construction.

#### PROPERTY MANAGEMENT

We provide commercial property management and facility management. Our services include budgeting, administration, financial reporting, tenant relations, 24-Hour maintenance response and capital expenditure or replacement programs.

#### SALES & LEASING

We have successfully completed numerous Business Office, Medical Office, Retail and Industrial Sale and Lease transactions. Our services include the preparation of marketing materials, posting on popular online commercial listing services, exposure of the property information to the potential prospect market and regional commercial brokers and guidance through the sale or lease process.

