



1864-1870 Dayton Germantown Pike

1864-1870 Dayton Germantown Pike, Germantown, OH 45327



Lauren Rau

Glasshouse Realty Group LLC
3944 Indian Riple Rd,Beavercreek, OH 45440
laurenraucr@gmail.com
(937) 815-1380

1864-1870 Dayton Germantown Pike

\$675,000

Great investment opportunity or Owner-Occupy (unit 1870). Multi-unit office building for sale in Germantown on over 2 AC of land. Great visibility! Units 1864-1868 are currently occupied. Unit 1870 (former medical practice) is vacant and currently listed for lease at \$2200/mo. MFG. All units have concrete basements underneath, for added storage. On septic tank. Financials available with signed CA. Unit 1870 can be shown on 24-hour notice.; all occupied units require 48+ hour notice for pre-qualified buyers only. Contact Listing Agent, Lauren Rau, Coldwell Banker Commercial Heritage at #937-815-1380 for additional details....

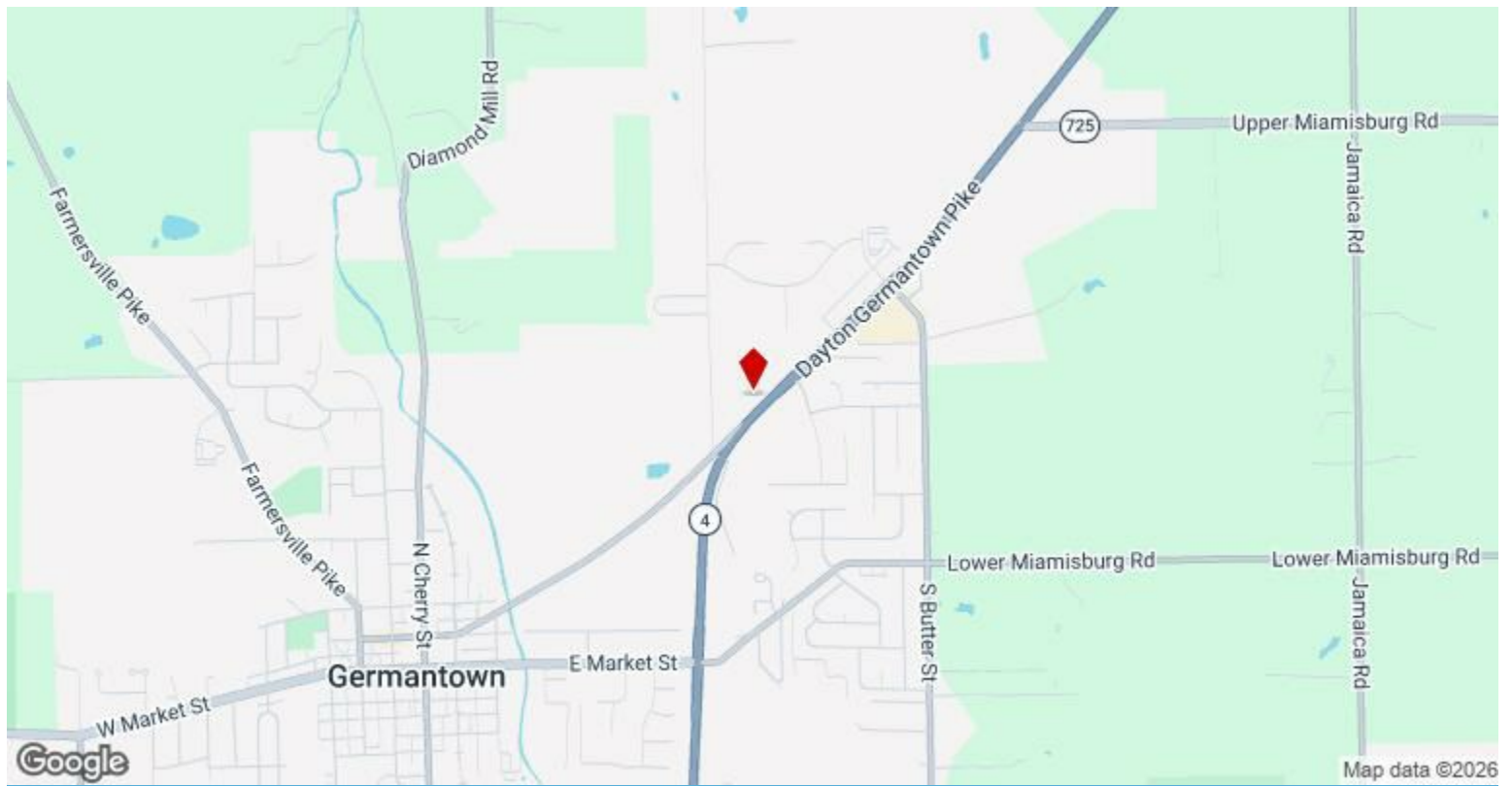
- Street visibility
- Dedicated parking lot
- Single story with basement storage



Price:	\$675,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	2.12 AC
Gross Building Area:	7,476 SF
Rentable Building Area:	6,122 SF
Sale Conditions:	Sale Leaseback
No. Stories:	1
Year Built:	1989
Tenancy:	Multi
Parking Ratio:	4.9/1,000 SF
Zoning Description:	C-1 Office 1-2 stories
APN / Parcel ID:	D13-00206-0011

Major Tenant Information

Tenant	SF Occupied	Lease Expired
H&R Block	-	
Men's Health Express Llc	-	
Women In Aviation, International	-	



1864-1870 Dayton Germantown Pike, Germantown, OH 45327

Property Photos



Property Photos



Exterior Front



Vacant Suite 1870 Exam

Property Photos



Vacant Suite 1870 Exam



Vacant Suite 1870 Office

Property Photos

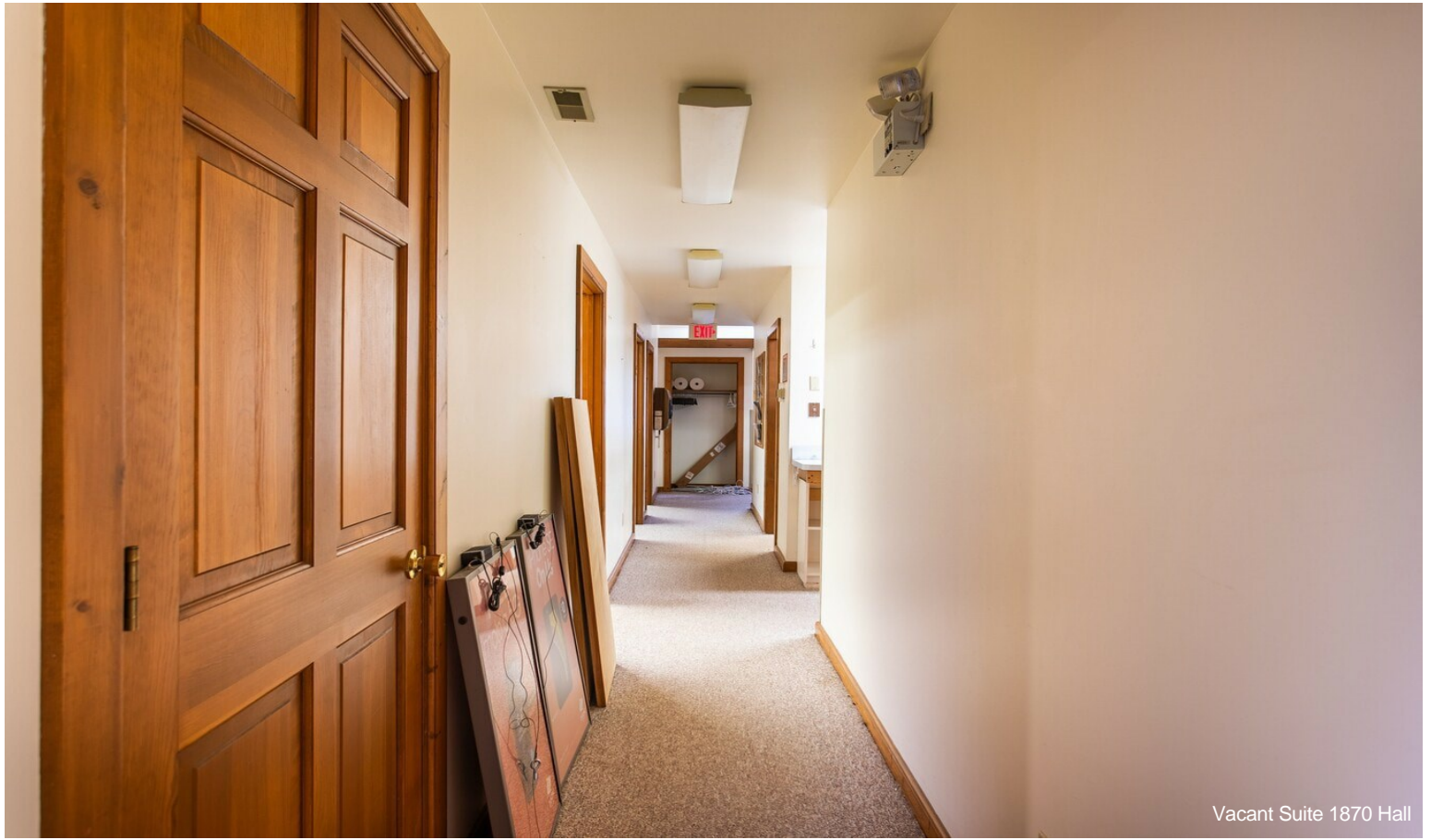


Vacant Suite 1870 Exam

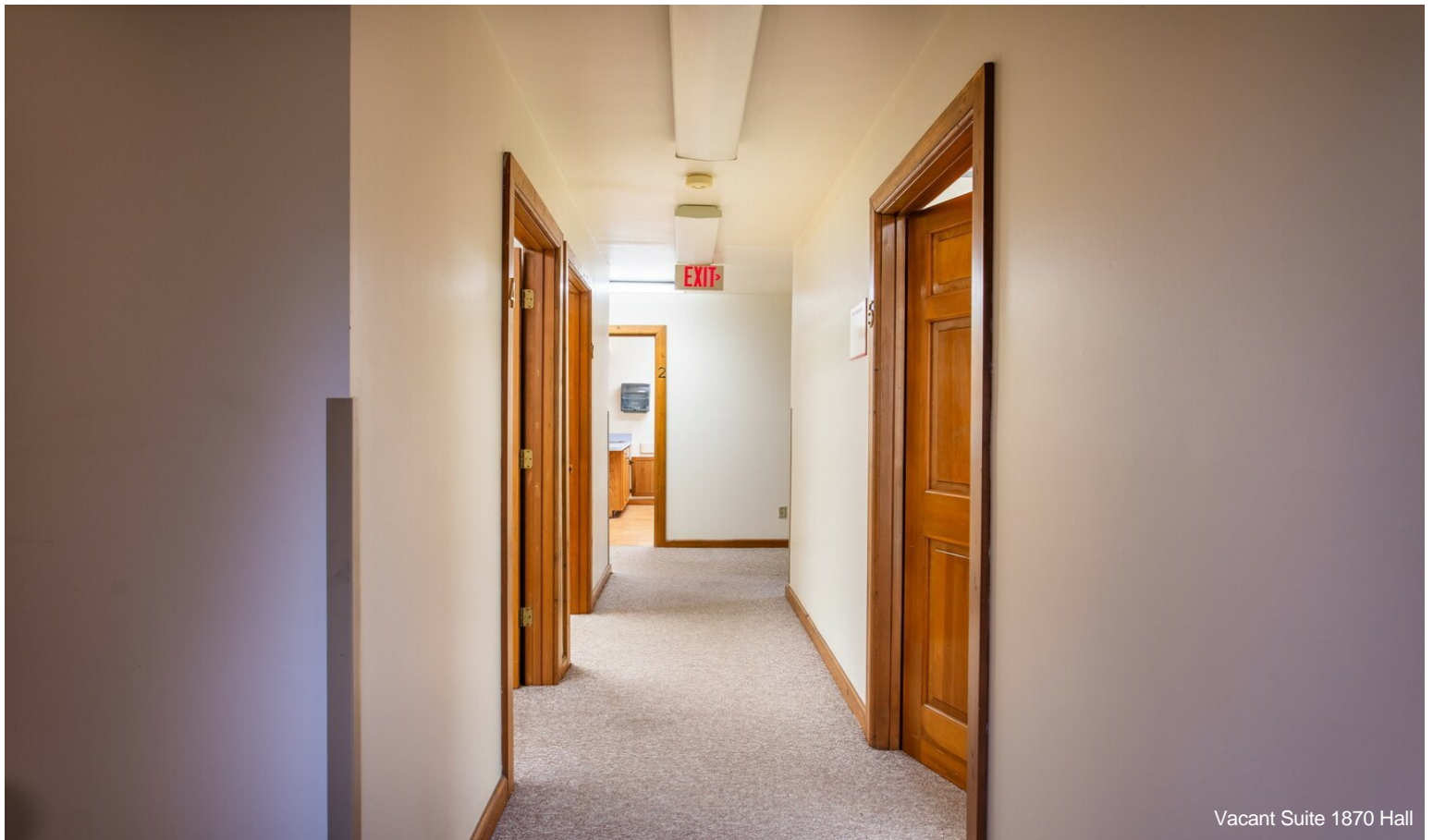


Vacant Suite 1870 Office

Property Photos



Vacant Suite 1870 Hall



Vacant Suite 1870 Hall

Property Photos



Vacant Suite 1870 Exam



Vacant Suite 1870

Property Photos



Vacant Suite 1870-Kitchen



Vacant Suite 1870-File room

Property Photos



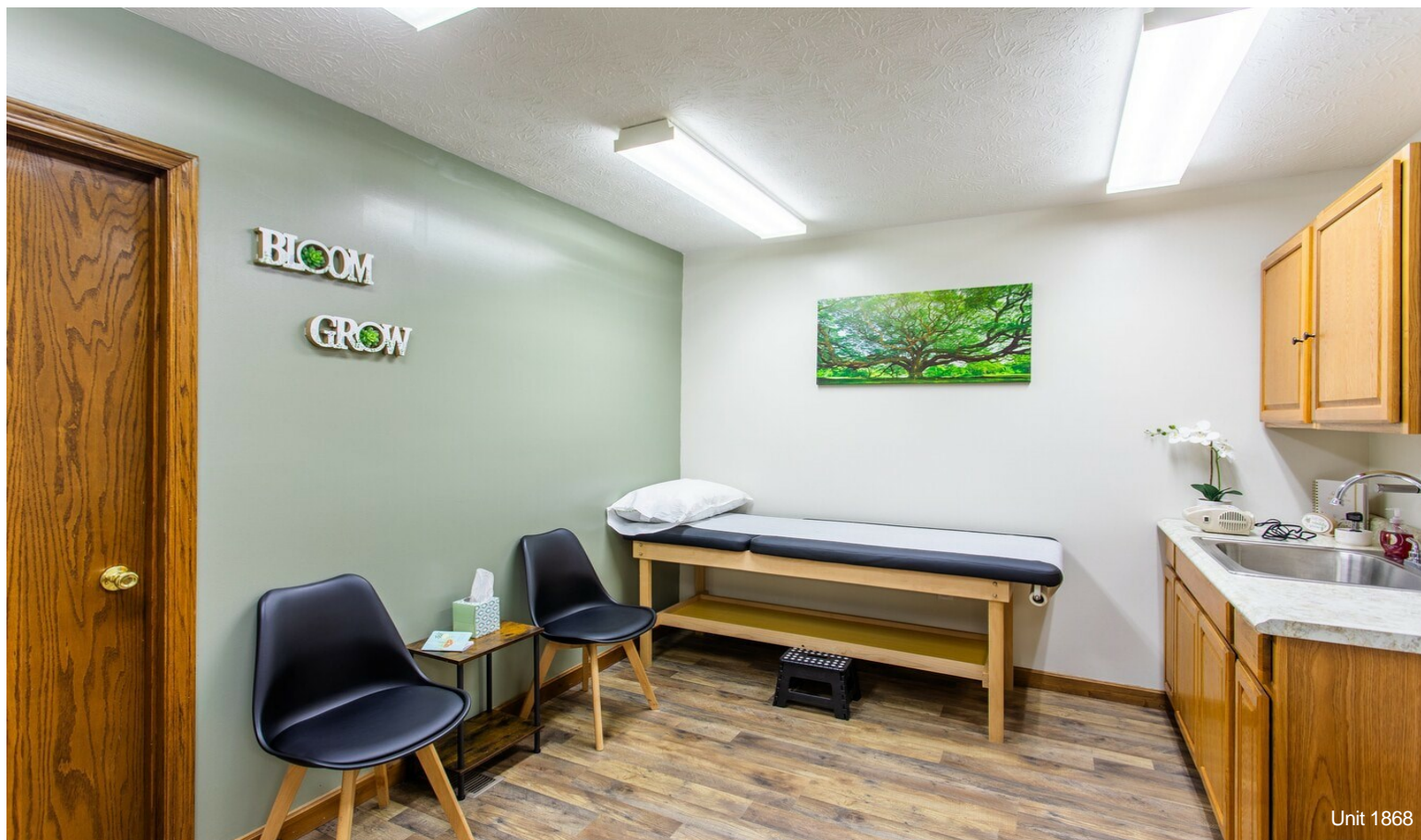
Property Photos



Property Photos



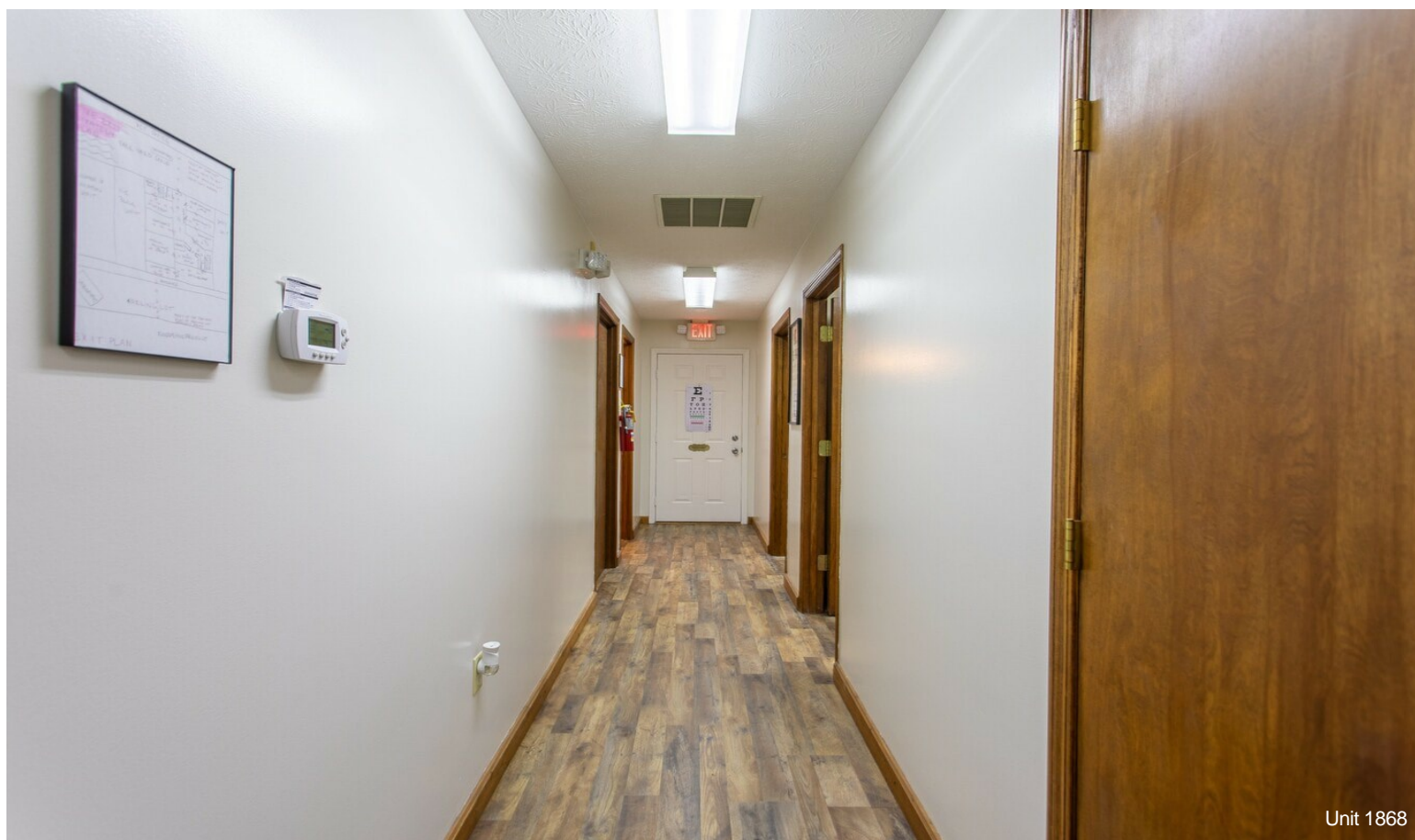
Property Photos



Property Photos

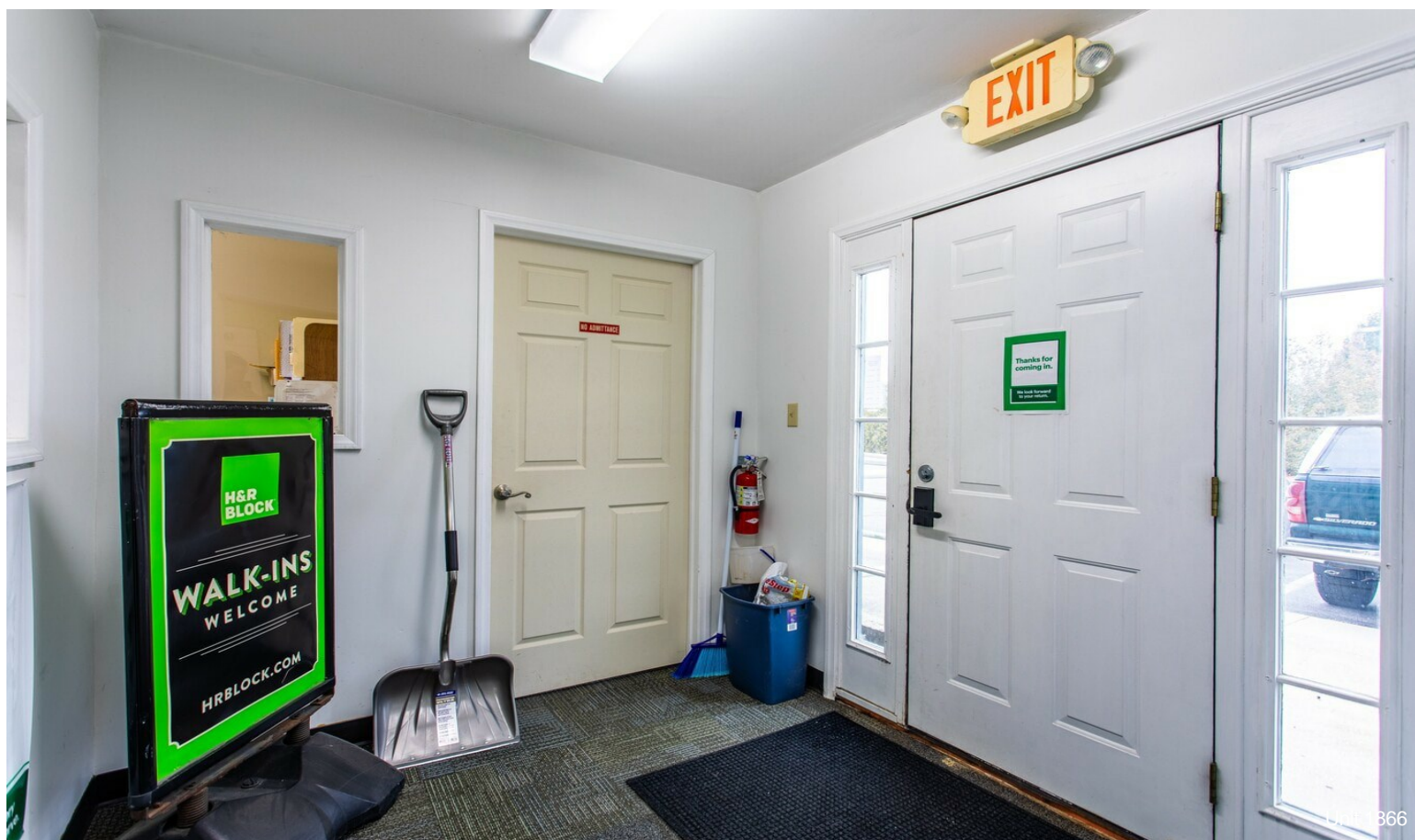


Unit 1868

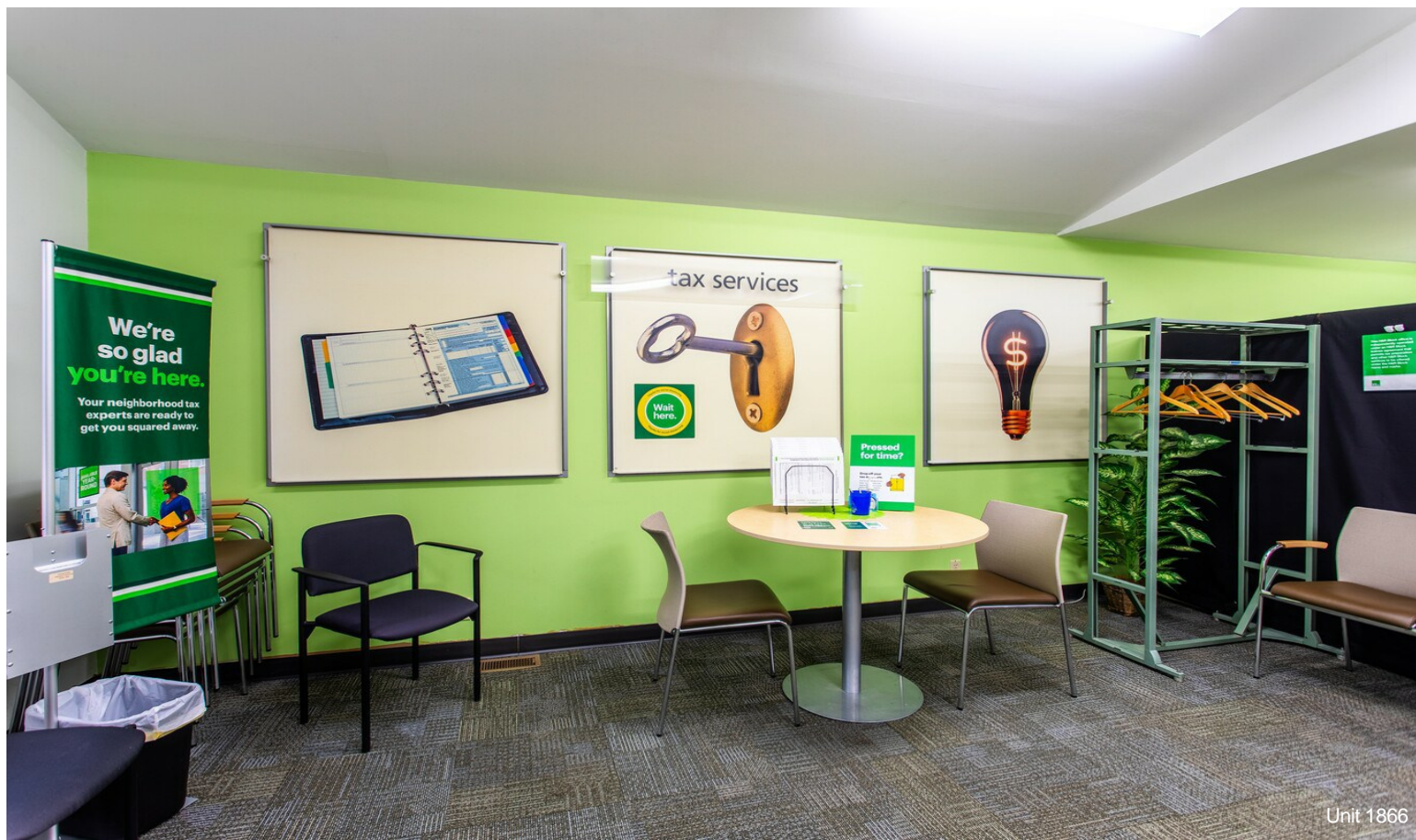


Unit 1868

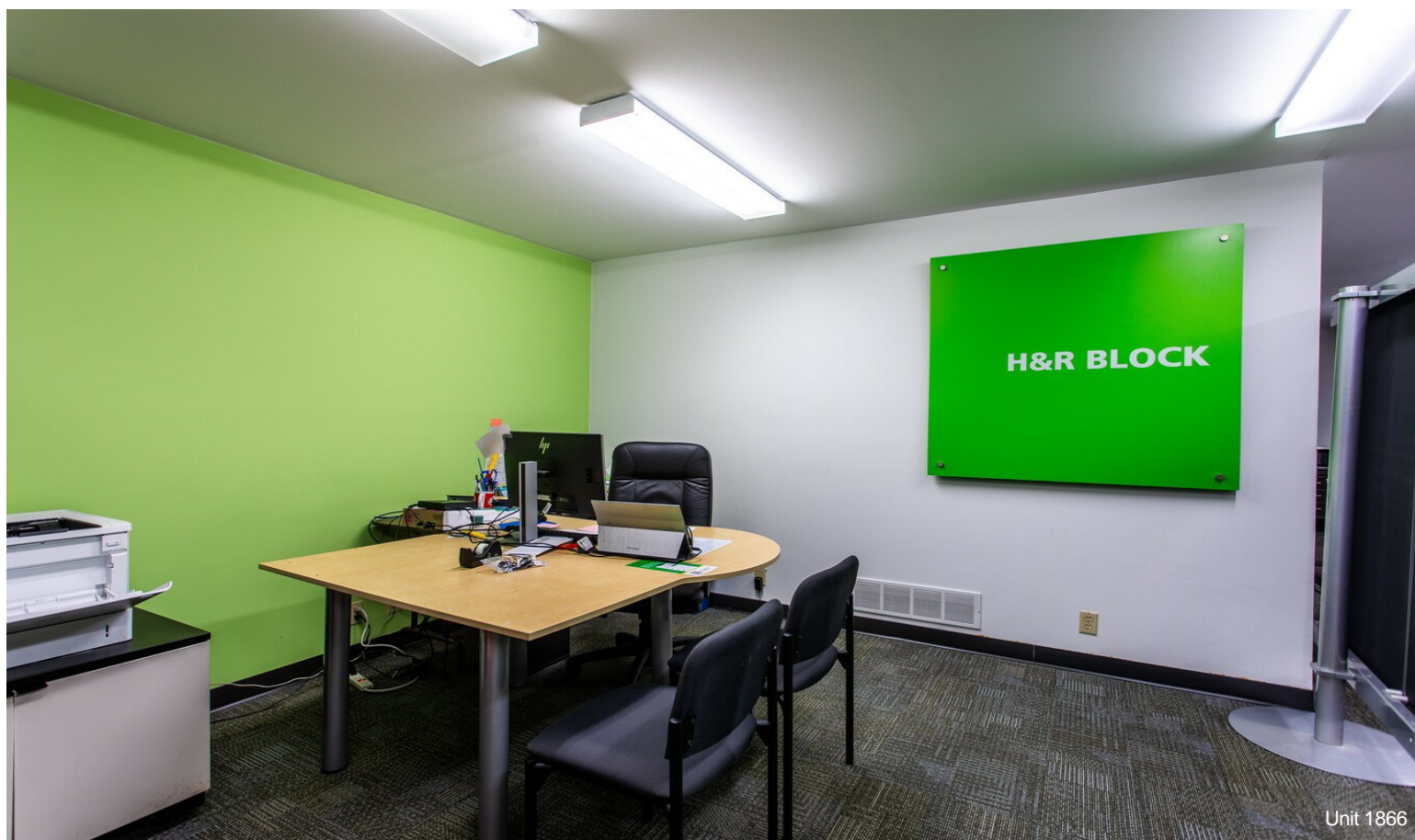
Property Photos



Property Photos



Unit 1866

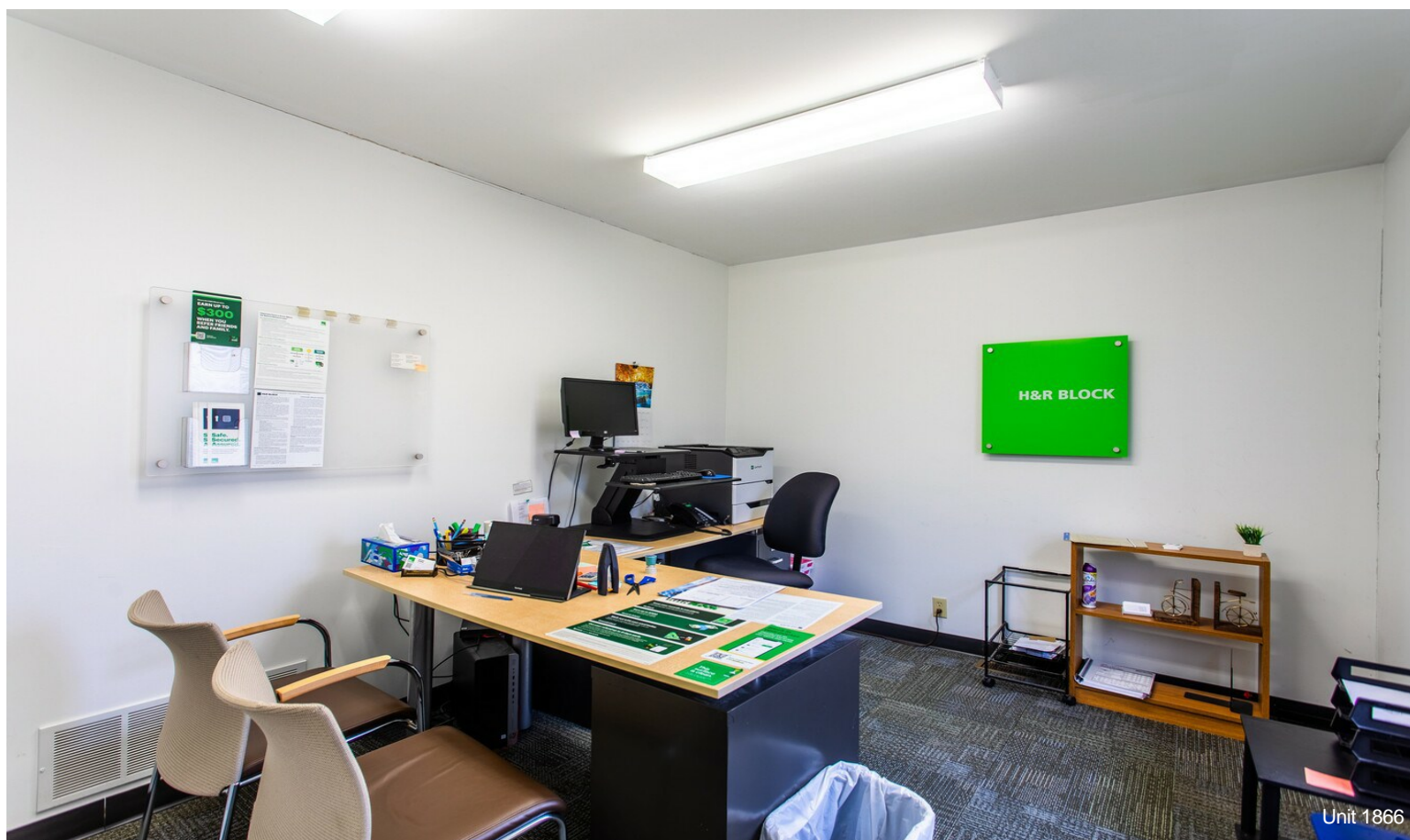


Unit 1866

Property Photos



Property Photos



Property Photos



Unit 1866



Exterior back