



**HOWARD HANNA**  
REAL ESTATE SERVICES



**THE NIANOURIS  
COMMERCIAL TEAM**



**FOR SALE!**  
**\$990,000**

**400 N. Main St.  
Centerville, OH 45459**



## **7500 SF MEDICAL BUILDING FOR SALE!**

### **PROPERTY FEATURES:**

- **One Level**
- **7 Restrooms, Labs, Workstations, Larger Procedure Rooms/Meeting Rooms**
- **4,000 SF Has Had Recent Renovations**
- **10+ Office/Exam Rooms**
- **High Usability Building**



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**-Commercial  
-Investments  
-Land**

**David Nianouris  
937-477-1106**

**DavidNianouris@HowardHanna.com**



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## Fact Sheet

|                        |                                                     |
|------------------------|-----------------------------------------------------|
| <b>Address:</b>        | 400 N. Main Street, Centerville, OH 45459           |
| <b>Price:</b>          | \$990,000                                           |
| <b>County:</b>         | Montgomery                                          |
| <b>City:</b>           | Centerville                                         |
| <b>Building Size:</b>  | 7500 SF                                             |
| <b>Year Built:</b>     | 1977                                                |
| <b>Zoning:</b>         | OS - Office                                         |
| <b>Parking Spaces:</b> | Level 50+ Car Parking                               |
| <b>HVAC:</b>           | Multi Units - Zoned Systems                         |
| <b>Electric:</b>       | 3/200 Amp Single Phase Panels and 1 - 3 Phase Panel |
| <b>Restrooms:</b>      | 7                                                   |

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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## **Property Description:**

**First time ever offered for sale! All brick one level 7500 Square Foot Signature Medical Building with full Main Street exposure. This building has been to a number of medical practices over the years with half of the building having been fully renovated and some updating completed to the balance. Generous 1.1 Acre parking lot lined for over 50 cars. 26,000 daily car count per CoStar. Building would be ideal for owner user or possibly as an investment.**

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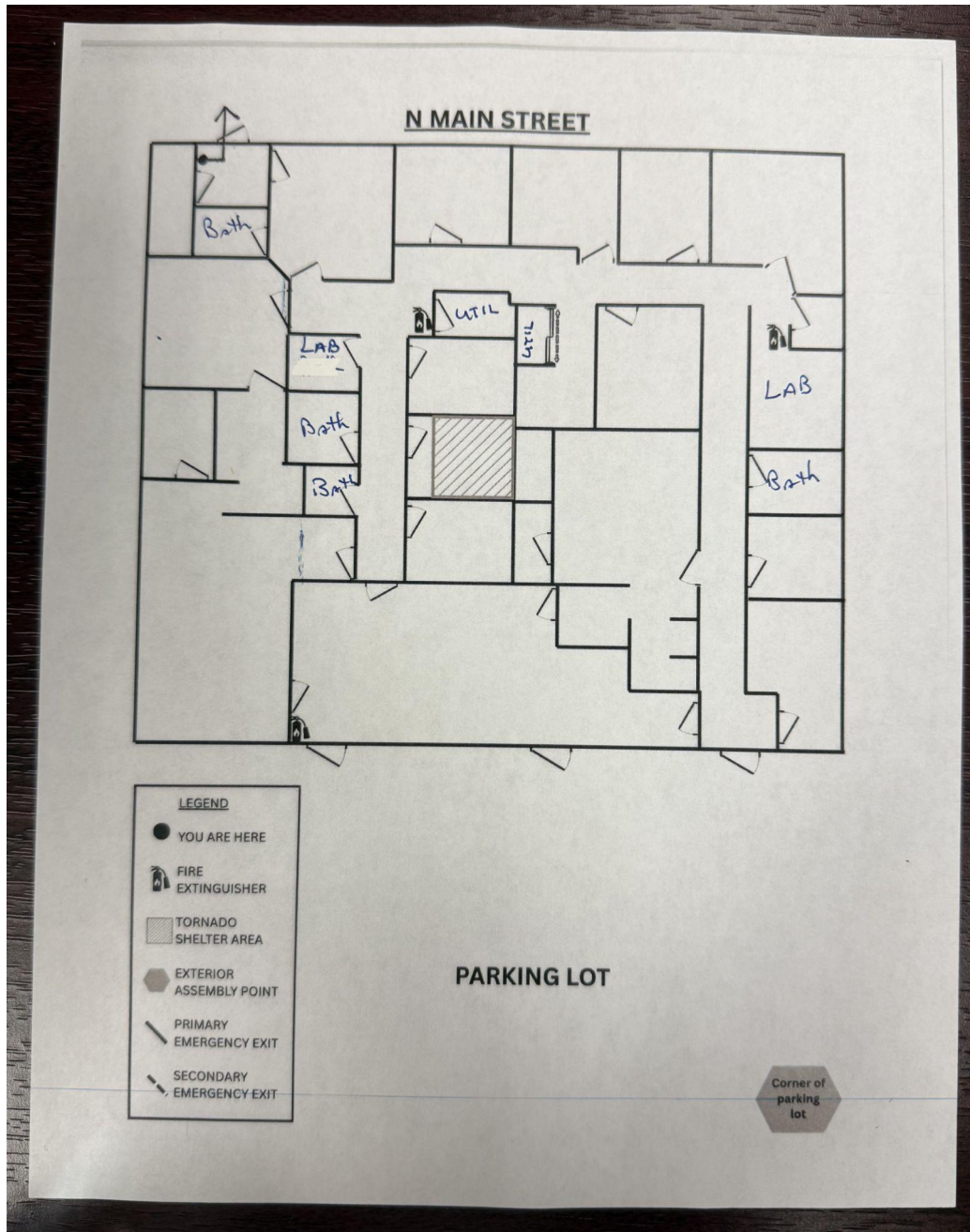


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# Floor Plan



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