

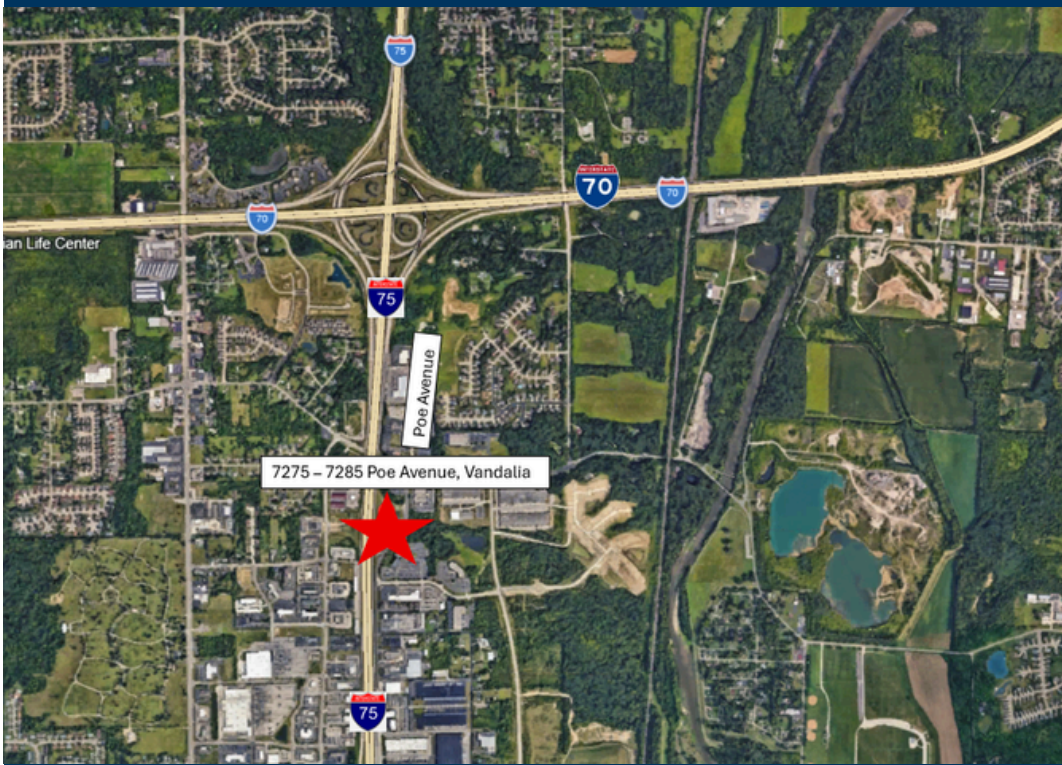
FOR SALE

7275-7285 POE AVENUE, VANDALIA, OHIO
A TWO TENANT PROPERTY



Frontage on Poe Avenue and I-75

- Excellent tenants - FedEx and Miami Valley Council Scouting
- Great location - with I-75 Signage from Poe Avenue
- Tenants pay taxes, insurance and common area maintenance
- 10,444 SF
- Built 1992
- +/- .964 acres, 37 parking spaces
- NOI - \$82,000
- Price - \$975,000



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