



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



A Turnkey Professional Office / Medical Facility

FOR SALE!



**244 Wilson Dr,
Xenia, OH 45385**

PROPERTY FEATURES:

\$399,900

- **Vacant and move-in ready — immediate occupancy, no lease roll-over risk**
- **B-1 zoning allows flexible office, medical, or professional service use**
- **Nearly 6,000 SF of usable area at an accessible price point**
- **Strong Xenia location near US-35 and the Dayton metro employment base**



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www.MiamiValleyCRE.com



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Fact Sheet

Address:	244 Wilson Dr, Xenia, OH 45385
Price:	\$399,900
County:	Greene County
City:	Xenia
Building Size:	Approx. 6,000 SQ FT including finished lower level
Lot Size:	0.521 AC, single story, Class C
Occupancy:	Vacant and move-in ready
Zoning:	B-1 Business District Zoning
Parking Spaces:	16 Spaces
Office Space:	5 private offices, 4 exam rooms and 2 procedure rooms
Recent Renovation:	New carpet and fresh paint
Restrooms:	3+

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



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Property Description:

Property Description – 244 Wilson Drive, Xenia, OH, 45385

Located in the heart of Xenia, 244 Wilson Drive is a well-maintained, single-story professional office and medical facility offering nearly 6,000 square feet of usable area across the main level and a finished lower level. The property has been operated as a medical facility and is primed for continued medical use or conversion to general professional office. Recent updates — including new carpet and fresh paint — make the space move-in ready. A covered porte-cochere entrance, 16 on-site parking spaces, and B-1 Business District zoning combine to deliver immediate functionality and long-term flexibility for an owner-user or investor.

MAIN LEVEL (3,500 SF)

- 5 Private Offices
- 4 Exam Rooms
- 2 Procedure / Surgery Rooms
- Reception & Lobby
- Conference Room
- Kitchenette
- 3 Bathrooms

FINISHED LOWER LEVEL

- Full Bedroom & Bath
- Conference Room
- Library / Executive Office
- Expansive Storage
- Additional Usable Space

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Possible Uses:

Possible Uses – 244 Wilson Drive, Xenia, OH, 45385

Medical & healthcare (best fit — layout already exists)

Primary care / family medicine, pediatrics, internal medicine
Urgent care or express clinic (verify procedure-room and egress requirements)
Behavioral health: psychiatry, counseling/psychology, addiction recovery, ABA/autism therapy
Dental practice (verify plumbing/dental-chair utilities and lower-level constraints)
Med-spa, dermatology, cosmetic/aesthetic clinic
Chiropractic, physical/occupational/speech therapy, sports rehab
Podiatry, audiology, optometry
Outpatient specialty clinic or health-system satellite (Kettering Health/Premier)
Telehealth hub / remote-care administrative office
Acupuncture, infusion therapy, lab draw station

Education & training

Tutoring / test-prep center
Music, art, or dance school (lower-level group space)
Professional certification / vocational training classrooms
Corporate training / meeting-rental facility

Professional services & office (easy conversion)

Law firm, accounting/tax, insurance, wealth management
Real estate brokerage / title company
Architecture, engineering, design firm
Tech company / remote-work headquarters
Executive suites or co-working (private offices + conference room ready-made)
Mortgage/lending office, business consultancy

Personal services & wellness

Salon / spa / barbershop (multiple rooms)
Massage therapy, esthetics, electrolysis/tanning
Yoga / Pilates / meditation studio (lower level suits group classes)
Fitness coaching / personal training studio
Nutrition / wellness coaching clinic

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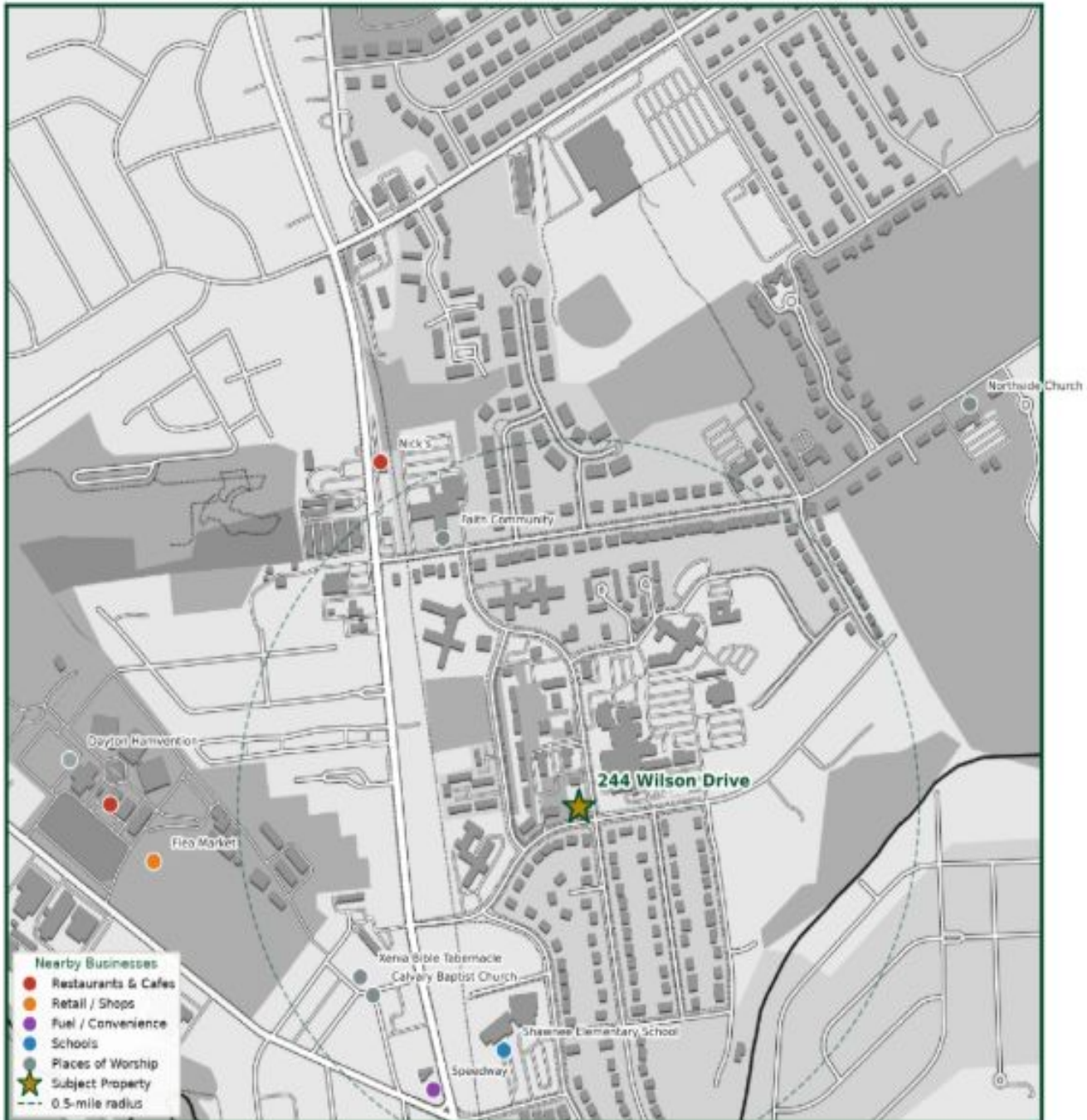
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244 Wilson Drive — Area Map & Nearby Businesses (Xenia, OH)



Map data © OpenStreetMap contributors (ODbL) — via Openpass API. For illustration; verify details independently.

Nearby Businesses

- RESTAURANTS & CAFES

Los Mariachis 0.4 mi

Nick's 0.4 mi

Glazed Donut Eatery 0.4 mi

Dining Hall 0.5 mi

- FUEL & CONVENIENCE

Speedway 0.3 mi

- SCHOOLS

Shawnee Elementary 0.3 mi

- RETAIL & MARKETS

Xenia Flea Market 0.5 mi

- PLACES OF WORSHIP

Calvary Baptist Church 0.3 mi

Xenia Bible Tabernacle 0.3 mi

Faith Community 0.3 mi

Northside Church 0.6 mi

- AREA ATTRACTIONS

Dayton Hamvention 0.6 mi



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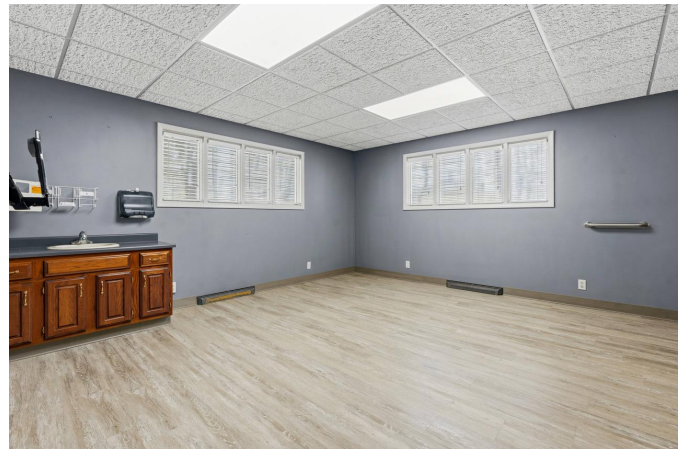
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MAIN BUILDING



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