



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



FOR SALE!

**8940 Kingsridge Suite 105
Dayton, OH, 45459**

COMMERCIAL CONDOMINIUM IN MIAMI TOWNSHIP
\$149,000

PROPERTY FEATURES:

- **1,315 Gross SF***
- **2 In Suite Restrooms**
- **4-5 Wet Exam Rooms, Private Office, and Large General Work Area**
- **No Local Earnings Tax**



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- Commercial
- Investments
- Land

David Nianouris
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Fact Sheet

Price:	\$139,000
County:	Montgomery
City:	Miami Township
Lot Size:	0.99 Acres
Year Built:	1988 Renovated 2018
Zoning:	B-3
Parking Spaces:	50+
Roof:	Metal
HVAC:	Gas F/A Heating & Central Multiple Units for Cooling
Electric:	200 Amp 1Ph
Restrooms:	2 in Suite Plus 2 in Waiting Area
Taxes:	\$3,832.66 Annually

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



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Property Description:

Located in Miami Township with no local earnings tax, 8940 Kingsridge Road. is a 12,000 square foot building comprised of four medical condominiums. Suite 105 is a 1,185 square foot unit that shares a 273 square foot waiting room with the other condos. This prime location is adjacent to the Dayton Mall and offers convenient access to the expressway. the suite features 6 offices, with 4-5 that have plumbing in the walls to be converted back into wet exam rooms. The condo has a private entrance from outside and from the common area waiting room with two additional restrooms. Ample parking is available in the large on-site lot.

The current tenant, a mental health practitioner, occupies two of the buildings condos, expanding into this one in early 2025. The current lease for suite 105 is in effect through early 2028. The property offers a 9% cap rate- please review the Annual Property Operating Data (APOD) sheet on the last page. Listing agent has ownership interest in this property. Property is tenant-occupied and appointments are booked weeks in advance. Due to HIPAA regulations, showings will only be scheduled after an accepted offer, subject to viewing the building.

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ANNUAL PROPERTY OPERATING DATA

PROPERTY NAME: 9 Cap Medical Investment in Miami Townshi		DATE: May 29th, 2026	
ADDRESS: 8940 Kingsridge Dr. STE 105 Dayton, OH 45458			
PROPERTY TYPE: Medical Condo			
Price:		\$149,000.00	
Cap Rate:		9%	
RENTAL INCOME		OPERATING EXPENSES	
Tenant/Suite #	Monthly Rent:	LESS OPERATING EXPENSES	
Counseling	\$1,795.29	Advertising:	
		Cleaning/Maintenance:	
		Electric:	
		Insurance:	
		Legal and Professional Fees:	
		Misc. & Refund:	
		Non-Mortgage Interest:	
		Office Supplies:	
		Property Management:	
		Repairs:	
		Sewer:	
		Supplies:	
		Taxes:	\$3,822.62
		Telephone & Cable TV:	
Estimated Monthly Rental Income:	\$ 1,795.29	Tenant Improvement:	
Estimated Annual Rental Income:	\$ 21,543.48	Trash:	
		Water:	
Vacancy %:	0%	Wages and Salaries:	
		Landscape-Snow:	
LESS Vacancy \$\$:	-	Other: Annual Condo Fees	\$4,496.40
LESS Credit Losses:		Other:	
Actual Rental Income:	\$ 21,543.48	Other:	
		Other:	
GROSS ACTUAL INCOME		Total Operating Expenses:	\$ 8,319.02
	\$ Amount	Net Operating Income:	\$ 13,224.46
ACTUAL RENTAL INCOME	\$ 21,543.48		
PLUS OTHER INCOME			
SOURCE:			
GROSS OPERATING INCOME	\$ 21,543.48		

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