

HEALTH CARE OFFICE



74 N BREIEL BLVD
MIDDLETOWN, OH 45042



Property Highlights:

Square Feet: 8,000 SF

4,000 SF Basement

Sale Price: \$625,000

Lease Rate: \$16.00 NNN SF/YR

Year Built: 1988

- ✓ 12 Patient Rooms w Plumbing
- ✓ Professional Office Park Location
- ✓ Large Shared Parking Lot
- ✓ Full Basement



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

HEALTH CARE OFFICE



74 N BREIEL BLVD
MIDDLETOWN, OH 45042

Furnaces: Three Total

Water Heaters: Two

Restrooms:

1st Floor: Three

Basement: Two

Patient Rooms: Twelve w/ Running
Water

Offices: Four

Break Room: One with Kitchenette

Lab Room: One

Middletown, Ohio is an excellent location for a medical office due to its strong regional accessibility, growing population, and proximity to major highways like I-75, which connects Dayton and Cincinnati. The city's central location allows convenient access for patients from multiple surrounding communities, while its ongoing economic revitalization is attracting new residents and businesses.



Scan for more info



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

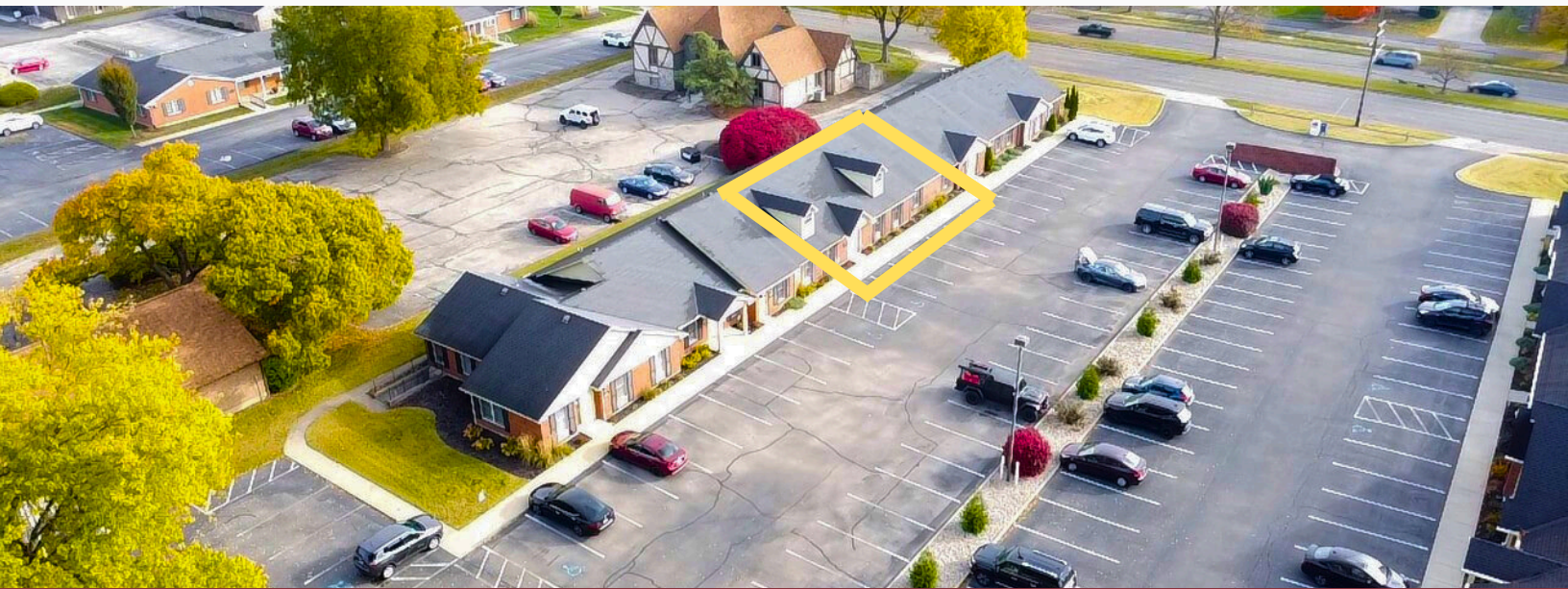
conrad@ipbindustrial.com

www.ipbindustrial.com

HEALTH CARE OFFICE



74 N BREIEL BLVD
MIDDLETOWN, OH 45042



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com