



Crest
Commercial Realty

Office / Medical

FOR SALE

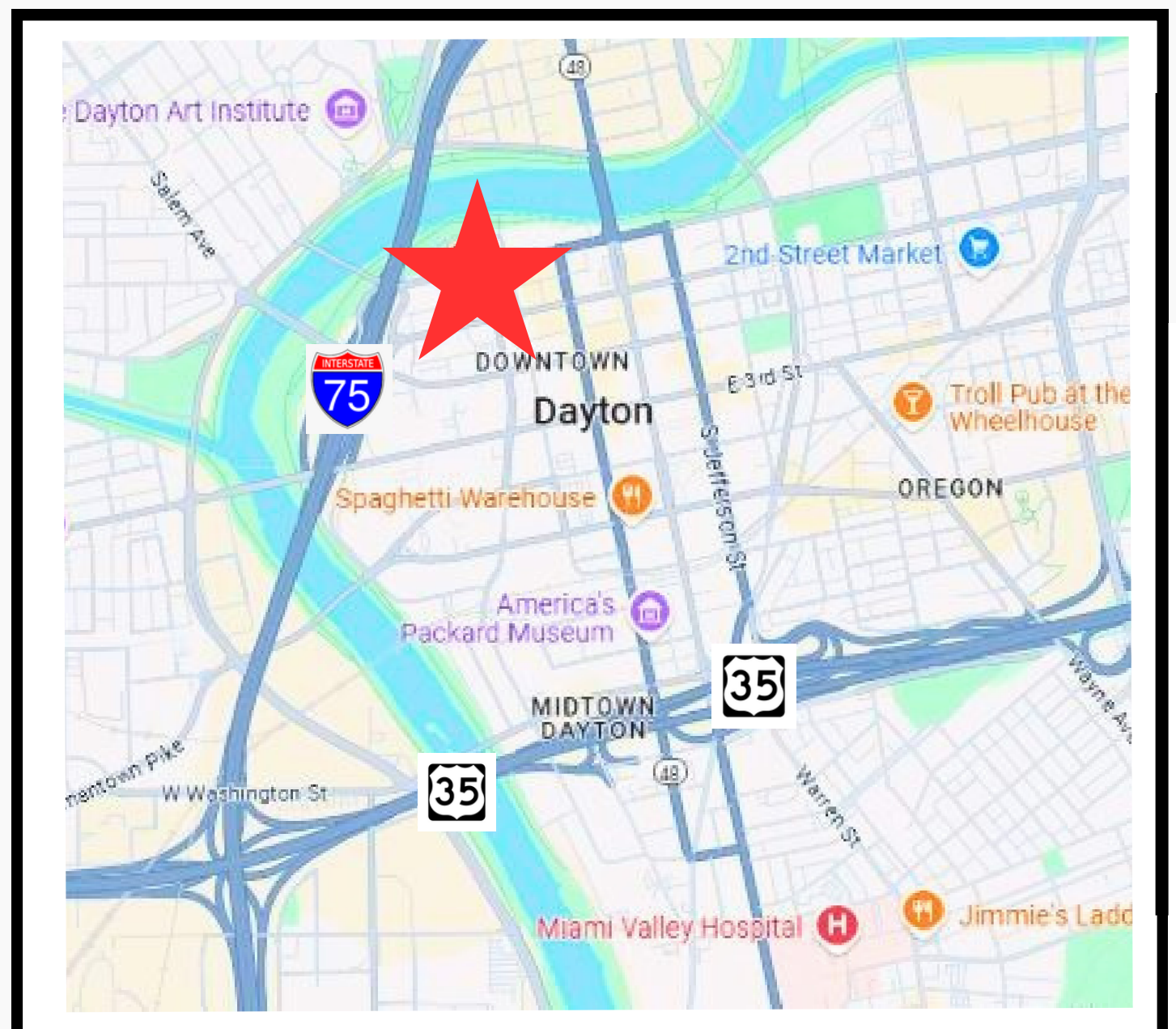
NEW PRICE: \$280,000

301 W. First St, Suite 1, Dayton, OH 45402



Property Highlights

- Established medical building offers downtown location with proximity to I-75 and US-35.
- First-floor medical condo provides 6,962 SF.
- Corner location offers mix of medical space and light-filled staff offices.
- Numerous private patient rooms include sinks.
- Existing reception, open, flexible work spaces, staff break room and kitchenette.
- Former prescription dispensary with secure reception window, ample shelving and a safe.
- Convenient location offers easy access and ample parking with dedicated parking spaces in the attached lot - recently repaved!
- Additional parking available in adjacent lot.



Also available For Lease - Lease Rate: \$12.50/SF, MG

**Nick
Miller-Jacobson**

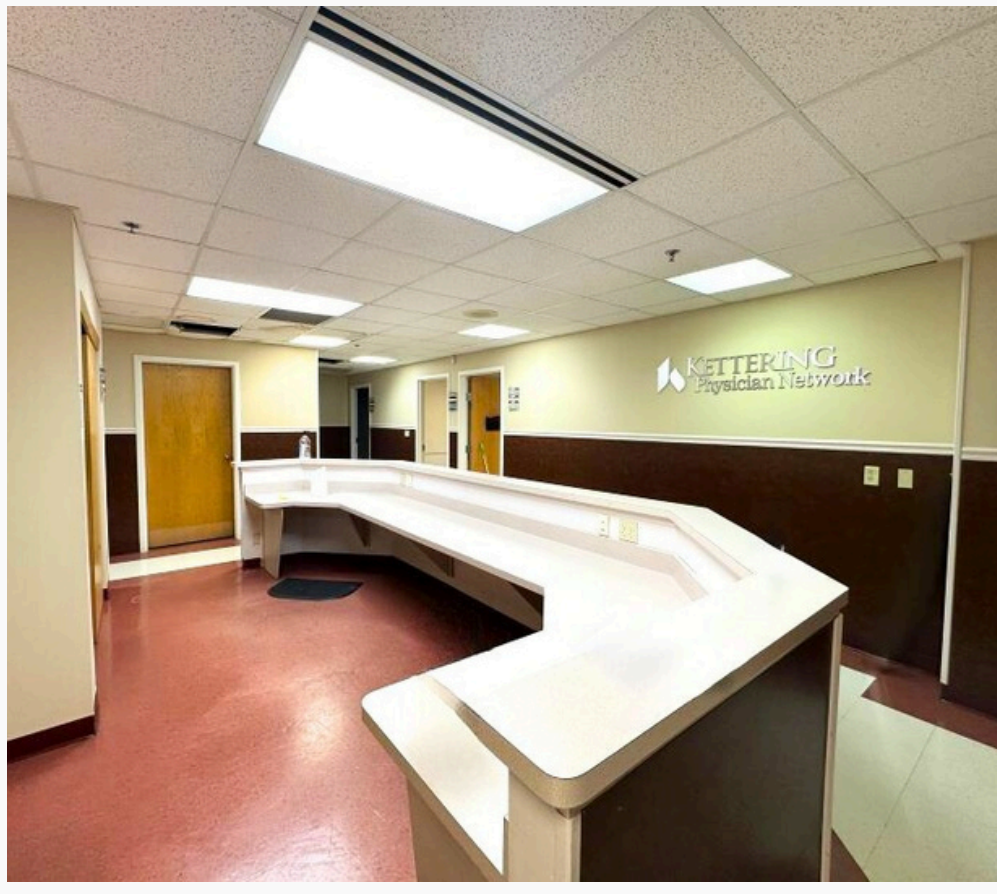
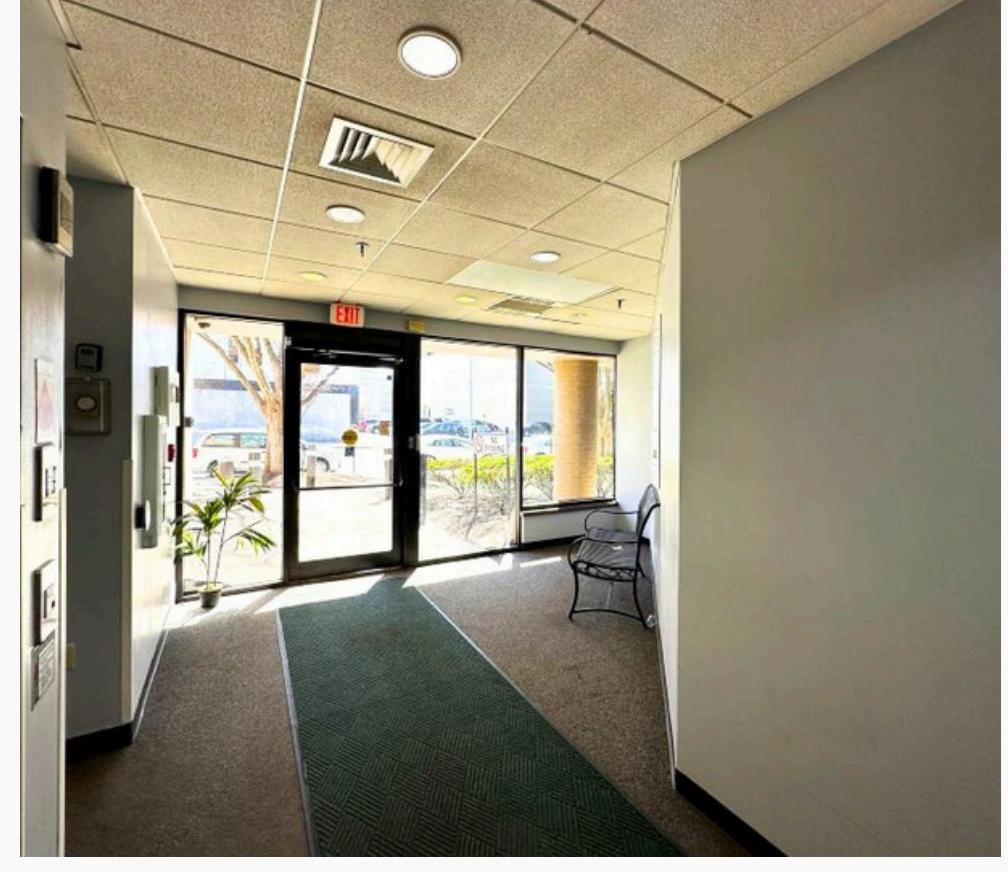
937-222-1600, ext 105
nick@crestrealtyohio.com



6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

301 W. First St.

Suite 1 - 6,962 SF



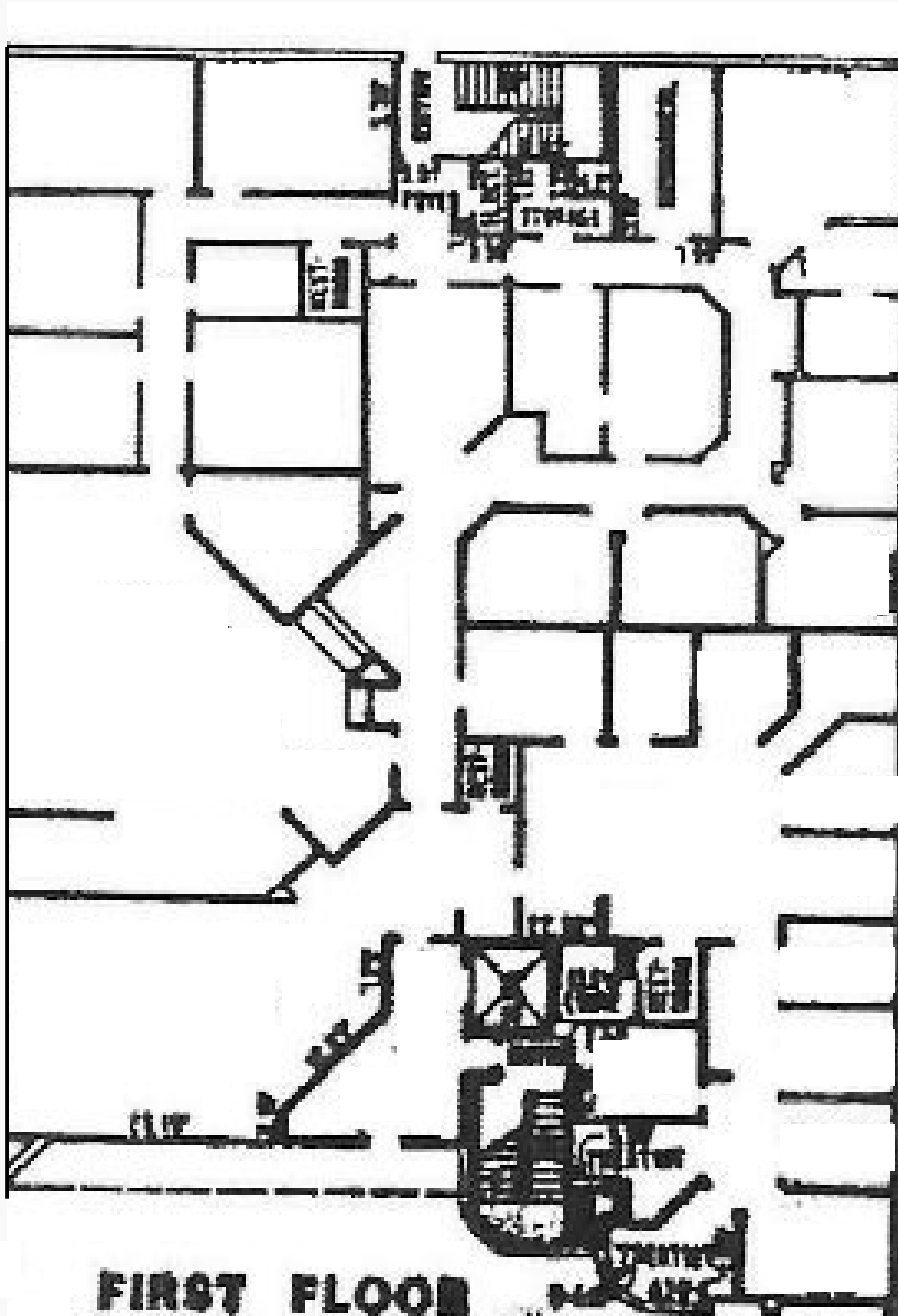
Floorplan

301 W. First St.

Suite 1 - 6,962 SF

Parking Lot

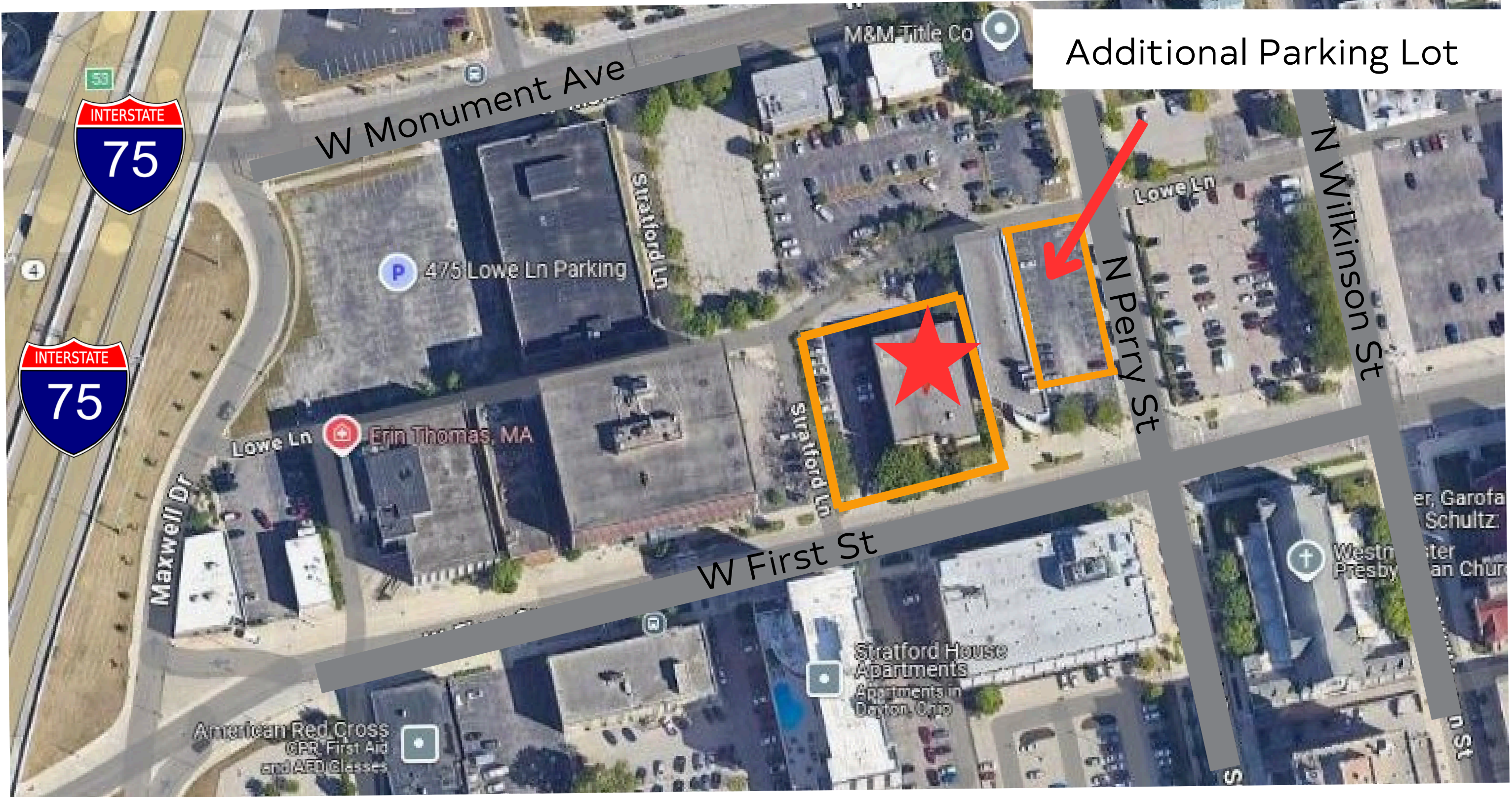
Parking Lot



W. First St.

Location

301 W. First St.



Just minutes from the downtown CBD and easy access to U-75!



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