



Crest
Commercial Realty

Office / Medical

FOR SALE

**Available
For Sale
or Lease!**

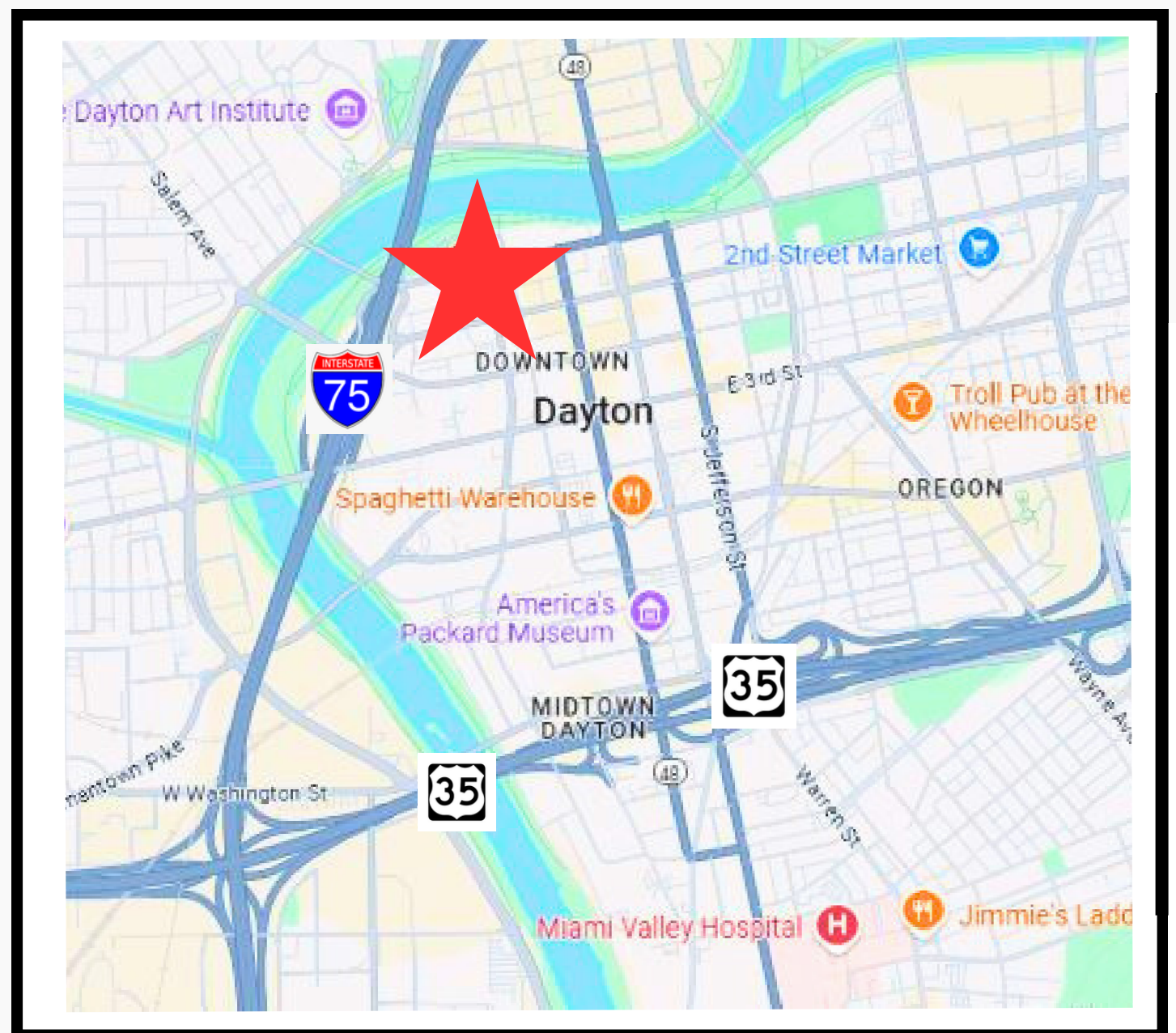
First Floor Medical Condo

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



Building Highlights

- Established medical building offers downtown location with proximity to I-75 and US-35.
- First floor condo is 6,962 SF.
- Corner position offers mix of light-filled offices and private patient rooms, with sinks.
- Existing reception, open work areas and storage. Flexible options throughout!
- Former prescription dispensary includes shelving and a safe.
- includes dedicated parking in an adjacent lot + access to an additional spaces.
- Lease Rate: \$12.50/SF, Modified Gross.
- Sale Price: \$375,000



**Nick
Miller-Jacobson**

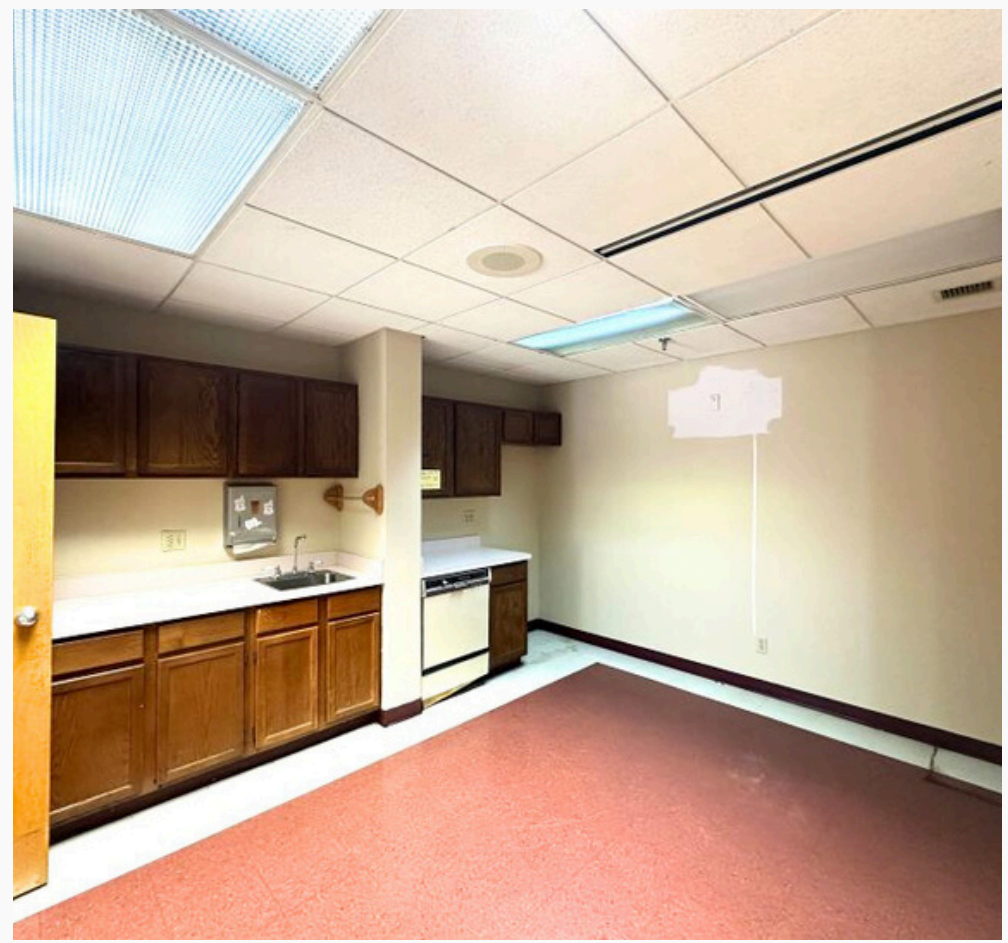
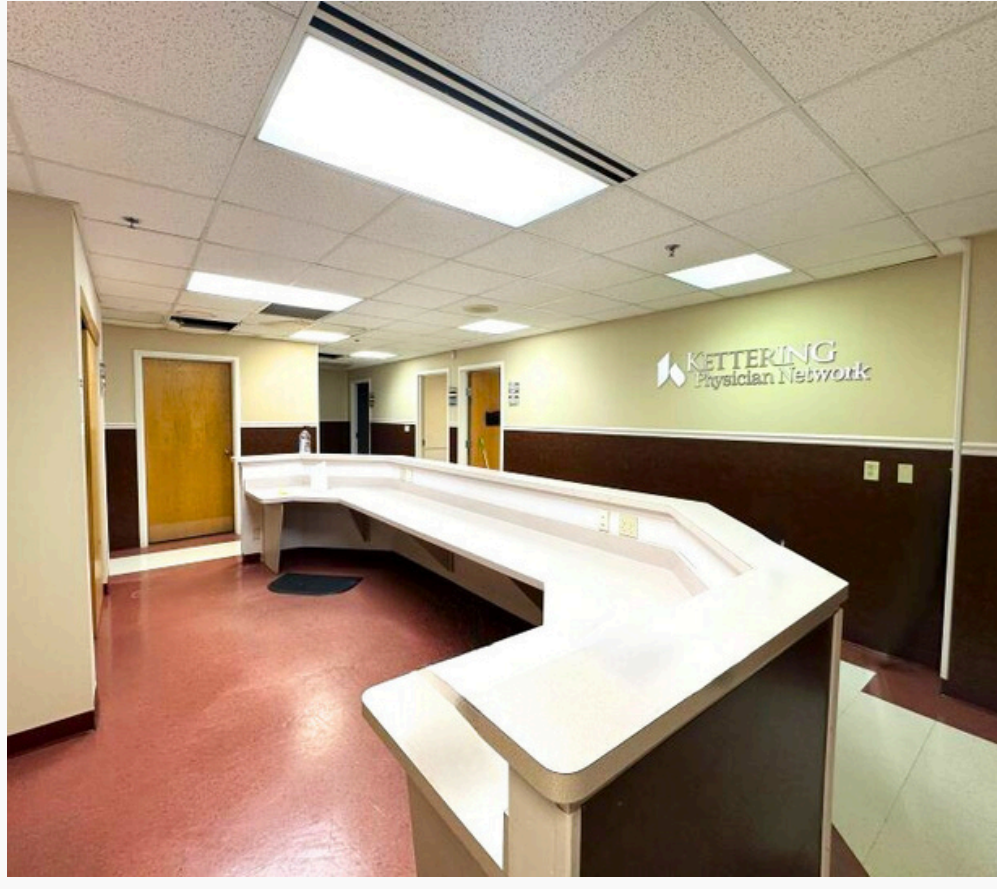
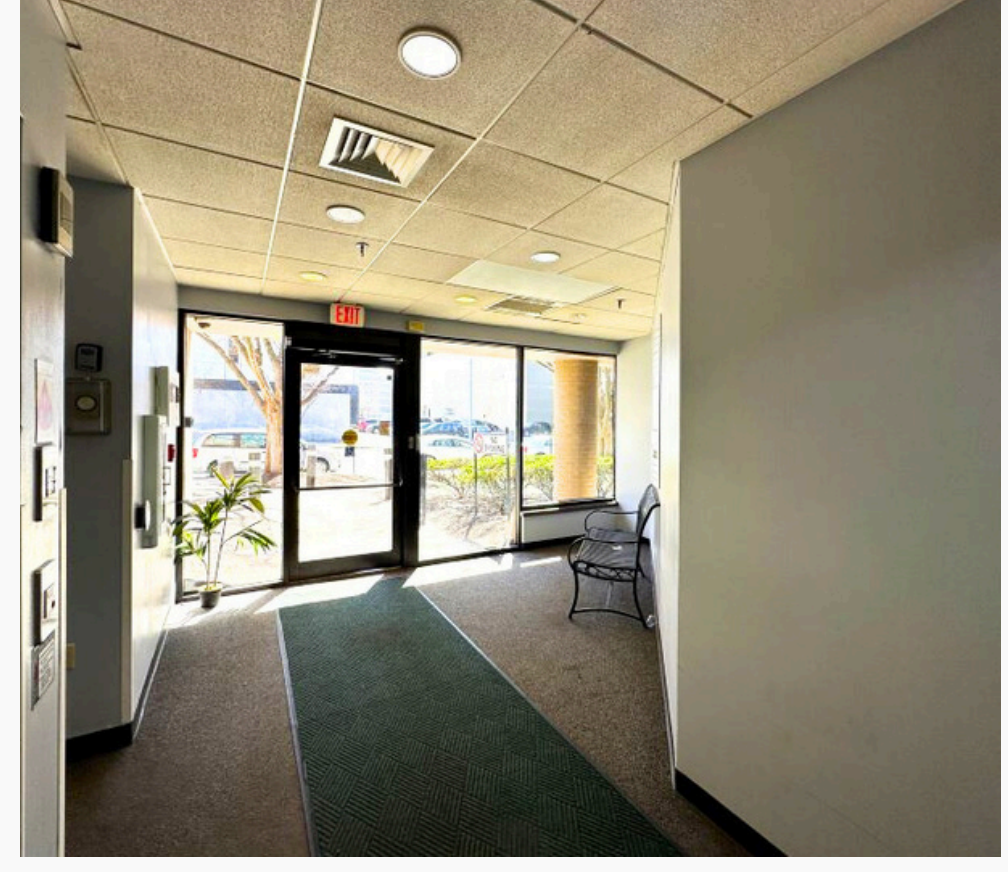
937-222-1600, ext 105
nick@crestrealtyohio.com



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

301 W. First St.

Suite 1 - 6,962 SF



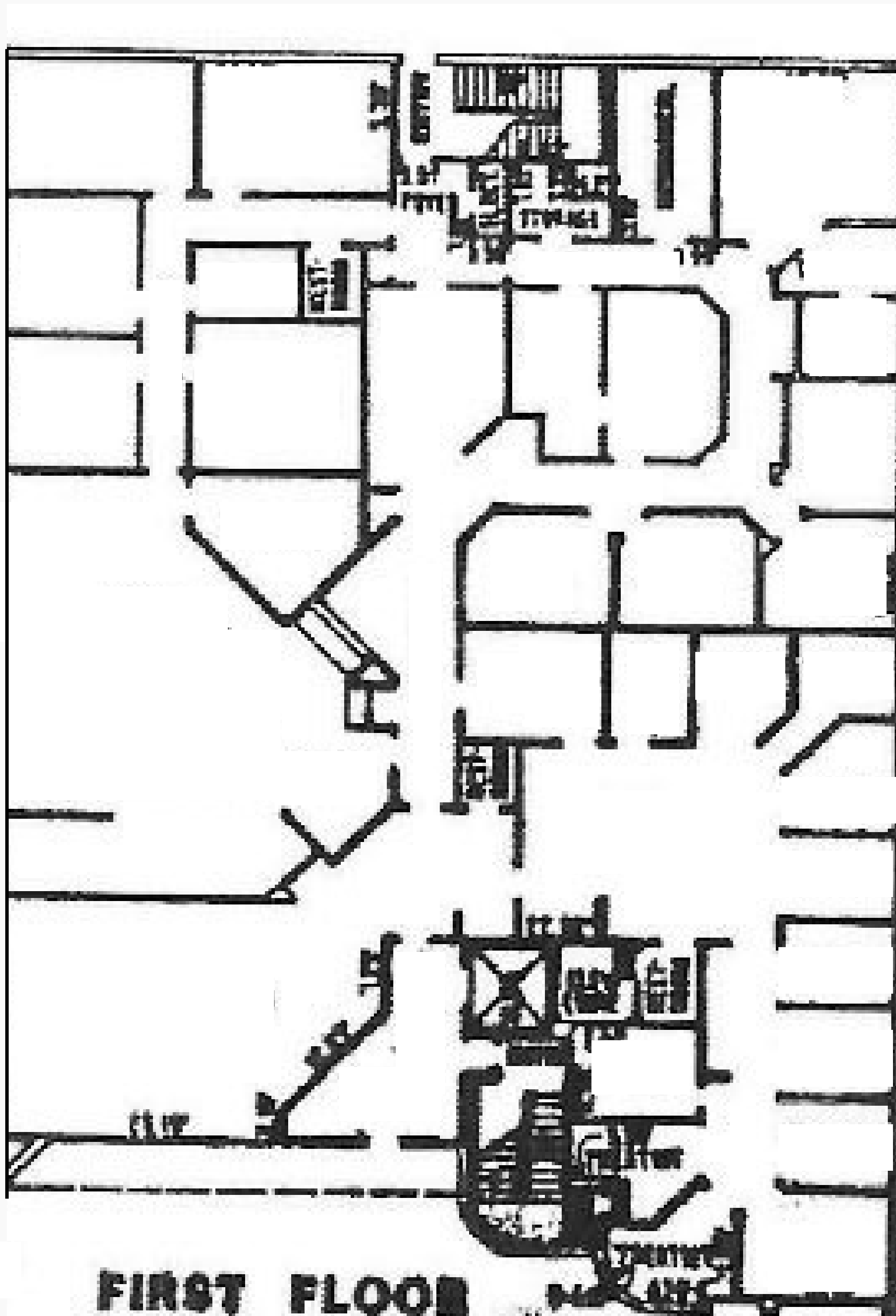
Floorplan

301 W. First St.

Suite 1 - 6,962 SF

Parking Lot

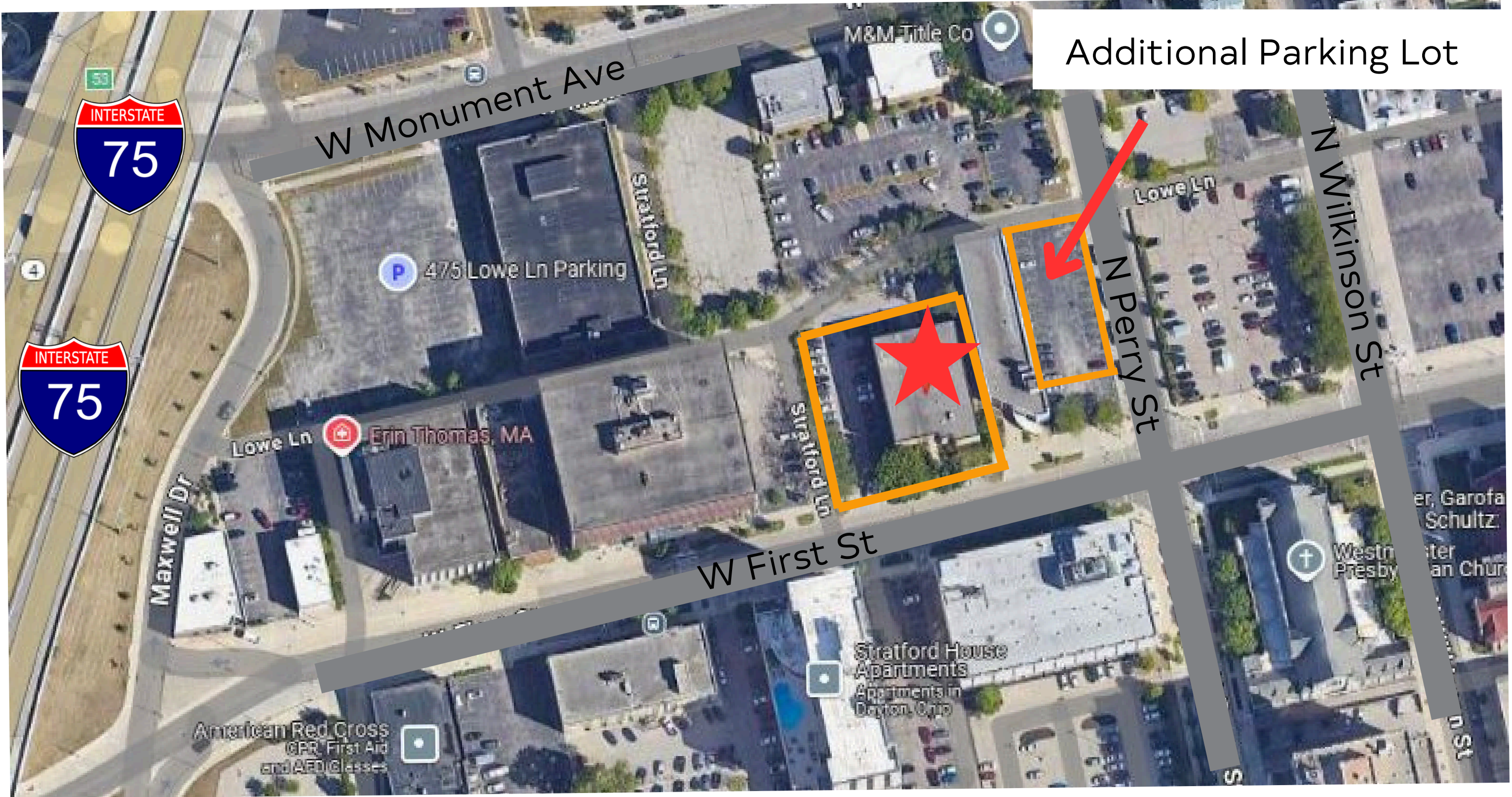
Parking Lot



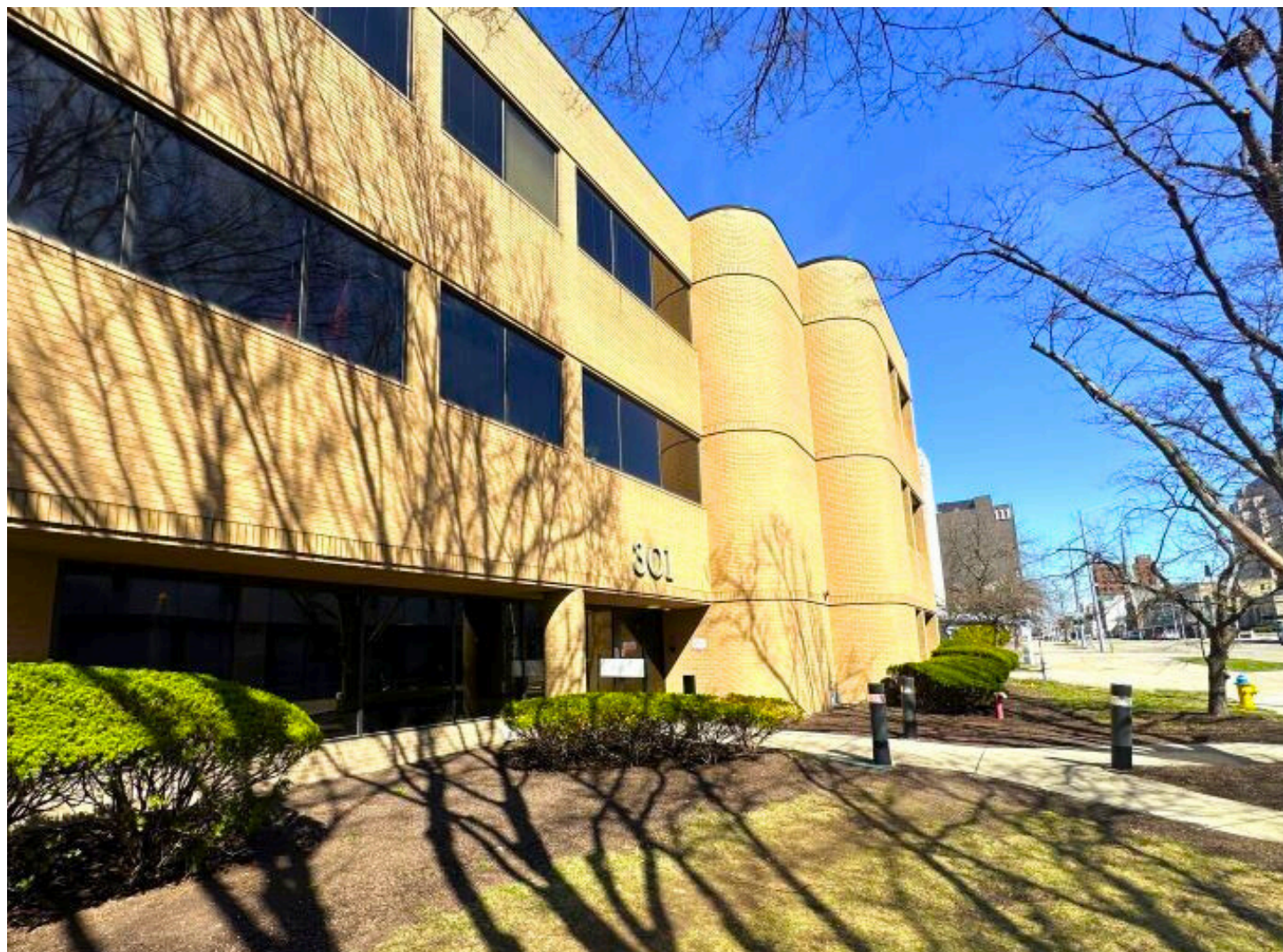
W. First St.

Location

301 W. First St.



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



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