

**4049 Dayton-Xenia Rd.  
Beavercreek, Ohio 45434**

**FOR SALE**  
**INVESTMENT PROPERTY**



**Property Highlights:**

- **6,400 sq.ft. building**
- **100% occupied\***
- **Great corner location**
- **Street signage**
- **Great location**
- **No city income tax**

**Income producing property available in Beavercreek!**

Fully leased office available for sale in the popular Beavercreek area. Great corner location with ample parking and good tenant mix.

**Call for more info.**

**Sale Price: \$640,000**

**TONY MILLER**

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**HRI**  
Commercial Realty

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

