APEX Commercial Group

INVESTMENT PORTFOLIO

Fully Leased Medical Office

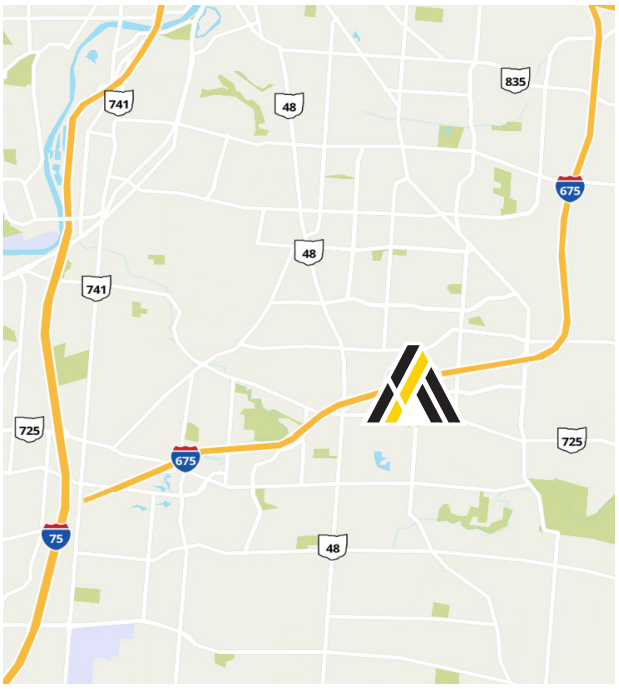
7095 Clyo Road & 950 E. Alex Bell Road

Centerville, Ohio 45459

SALE PRICE:
CONTACT AGENT

Property Highlights

- 17,525± SF Across two buildings with three fully leased suites – **INVESTMENT** portfolio with lease back opportunity and negotiable terms.
- **Stable & Predictable Investment:** Sale-leaseback opportunity with an established medical tenant, providing consistent and reliable rental income. Medical office properties are a sought-after asset class due to the essential nature of healthcare services and the strong demand for healthcare real estate.
- **Modern Facility:** Class A medical office condominiums recently renovated. Well-maintained building featuring state-of-the-art medical infrastructure, tailored to the needs of healthcare providers.
- **Flexibility for Future Use:** Versatile space suitable for a variety of medical specialties or even conversion to multi-tenant general office space if/when demand grows.
- **Proven Track Record:** Demonstrated history of occupancy and income stability, making this a low-risk long term investment.
- **Prime Location:** Strategically located in a high-traffic area with easy access to major highways and local amenities, ensuring high visibility and convenience for patients and providers.



Aaron Savino, SIOR
Principal
937.469.8269
Aaron.Savino@ApexCommercialGroup.com

Joe Krug
Senior Associate
937.701.1083
Joe.Krug@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

7095 Clyo Road

Centerville, Ohio 45459

7095 Clyo Road - 6,657± SF

ApexCommercialGroup.com

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

950 E. Alex Bell Road

Centerville, Ohio 45459

950 E. Alex Bell Road - 10,868± SF

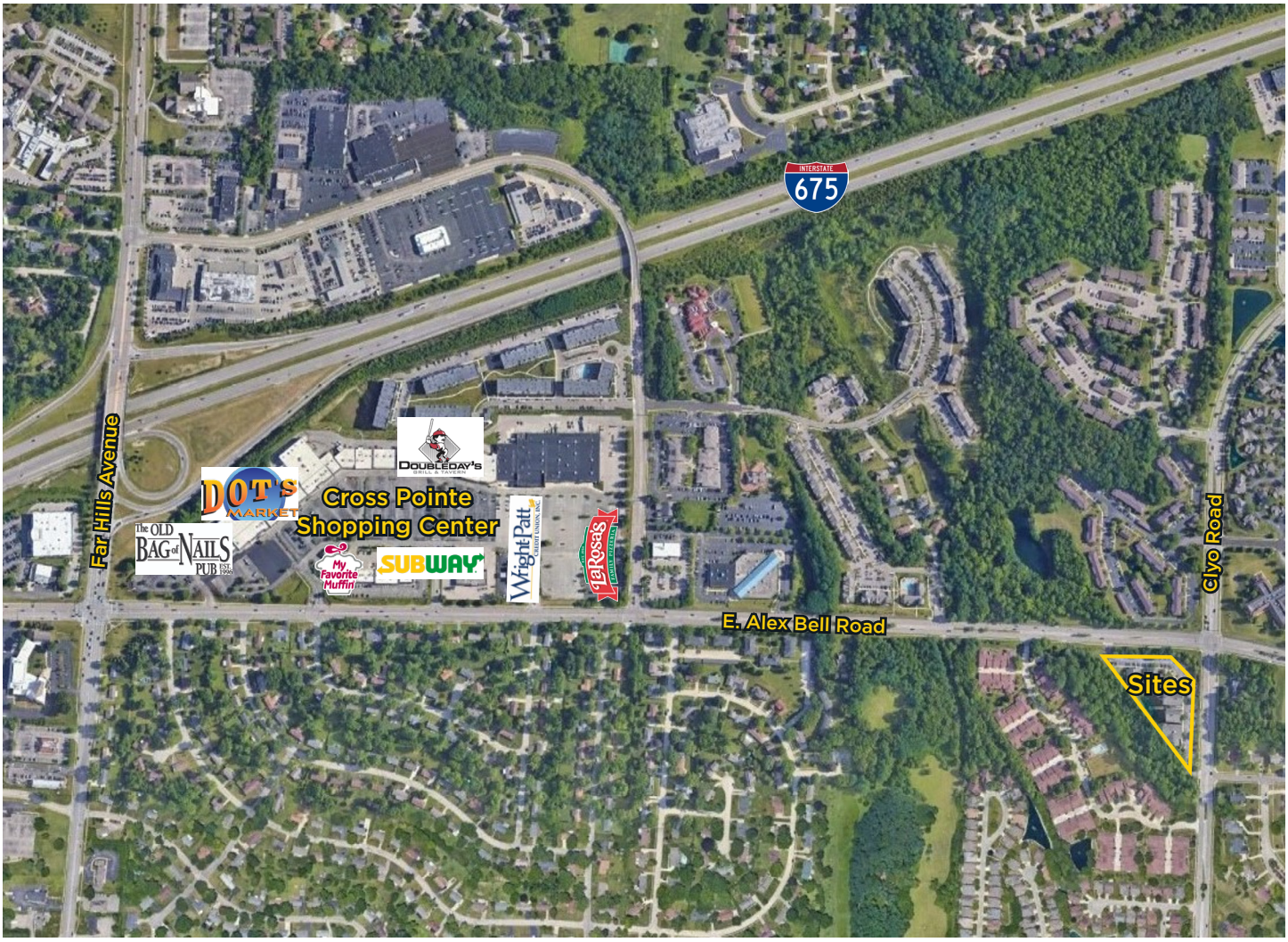
ApexCommercialGroup.com

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

7095 Clyo Road & 950 E. Alex Bell Road

Centerville, Ohio 45459

Aerial



ApexCommercialGroup.com

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.