



9 CAP INVESTMENT FOR SALE!

FOR SALE!
\$139,900



8940 Kingsridge Suite 105
Dayton, OH 45459

Commercial Condominium in Miami Township!

PROPERTY FEATURES:

- 1,315 Gross SF*
- 2 In Suite Baths
- 4-5 Wet Exam Rooms, Private Office, and Large General Work Area
- No Local Earnings Tax



- Commercial
- Investment
- CRE

David Nianouris
O: 937-431-6489 C: 937-477-1106
Davidnianouris@howardhanna.com
dnianouris@gmail.com



Real Estate Services

Fact Sheet

Price:	\$139,900
County:	Montgomery
City:	Miami Township
Size:	1185 SF Plus 273 SF of Waiting Area*
Lot Size:	.99 Acres
Year Built:	1988 Renovated 2018
Parking Spaces:	50+
Roof:	Metal
Condo Fee:	\$328/Month
Ceiling Height:	9 Foot
Heating:	Gas F/A
Cooling:	Central Multiple Units in this Suite
Electric:	200 Amp 1Ph
Baths:	2 in Suite Plus 2 in Waiting Area
Property Taxes:	\$3,763.62

Property Description:

Commercial condo located in a 12,000 SF Building with 3 other units. Currently leased to a tattoo parlor offering a 9% return on investment each year, with lease terminating in April of 2026 at the earliest. Features such as no local earnings tax and Dayton Mall nearby, make this location desirable to both buyers and tenants.



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