

MEDICAL INVESTMENT FOR SALE!

\$305,000.00



**8940 Kingsridge Suite 101
Dayton, OH 45459**

PROPERTY FEATURES:

- 6 Wet-Exam Rooms, 8 Offices, Reception, and 2 En Suite Restrooms
- Common Area Waiting Room including 2 Restrooms
- Large Parking Lot
- 8% Cap Rate
- Current Lease in effect until November 2027



☐ Commercial
☐ Investment
☐ Land

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**Howard
Hanna**

Real Estate Services



Fact Sheet

Price:	\$305,000.00
County:	Montgomery
City:	Miami Township
Condo Size:	3,622 En Suite and 273 SF of Common Area
Lot Size:	.99 Acres
Year Built:	1988
Zoning:	B-3
Parking Spaces:	50+
Roof:	Metal
Taxes:	\$9,829.29
Condo Fee:	\$1,150.00 (Paid by Tenant)
Ceiling Height:	9 Foot
Heating:	Gas F/A
Cooling:	Central Multiple Units in this Suite
Electric:	200 Amp 1Ph
Baths:	2 in Suite and 2 in Waiting Area



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Property Description:

Located in Miami Township with no local earnings tax, 8940 Kingsridge Rd. is a 12,000 square foot building comprised of four medical condominiums. Suite 101 is a 3,622 square foot unit that shares a 273 square foot waiting room with the other condos. This prime location is adjacent to the Dayton Mall and offers convenient access to the expressway. The suite features a kitchenette, two en suite restrooms, and 14 exam rooms. Property features include six exam rooms with plumbing in the walls to make wet exam rooms, but no countertops in place. There is an ensuite reception area, two ensuite restrooms, and access to a common area waiting room with two additional restrooms. Ample parking is available in the large on-site lot.

The current tenant, a mental health practitioner, occupies two of the building's condos, including one they began operating from under a new lease signed in early 2025. The current lease for Suite 101 is in effect through November 2027. The property offers an 8% cap rate, please review the Annual Property Operating Data (APOD) sheet on the last page. Please note that the condo fee is paid by the tenant, but offset on the APOD.



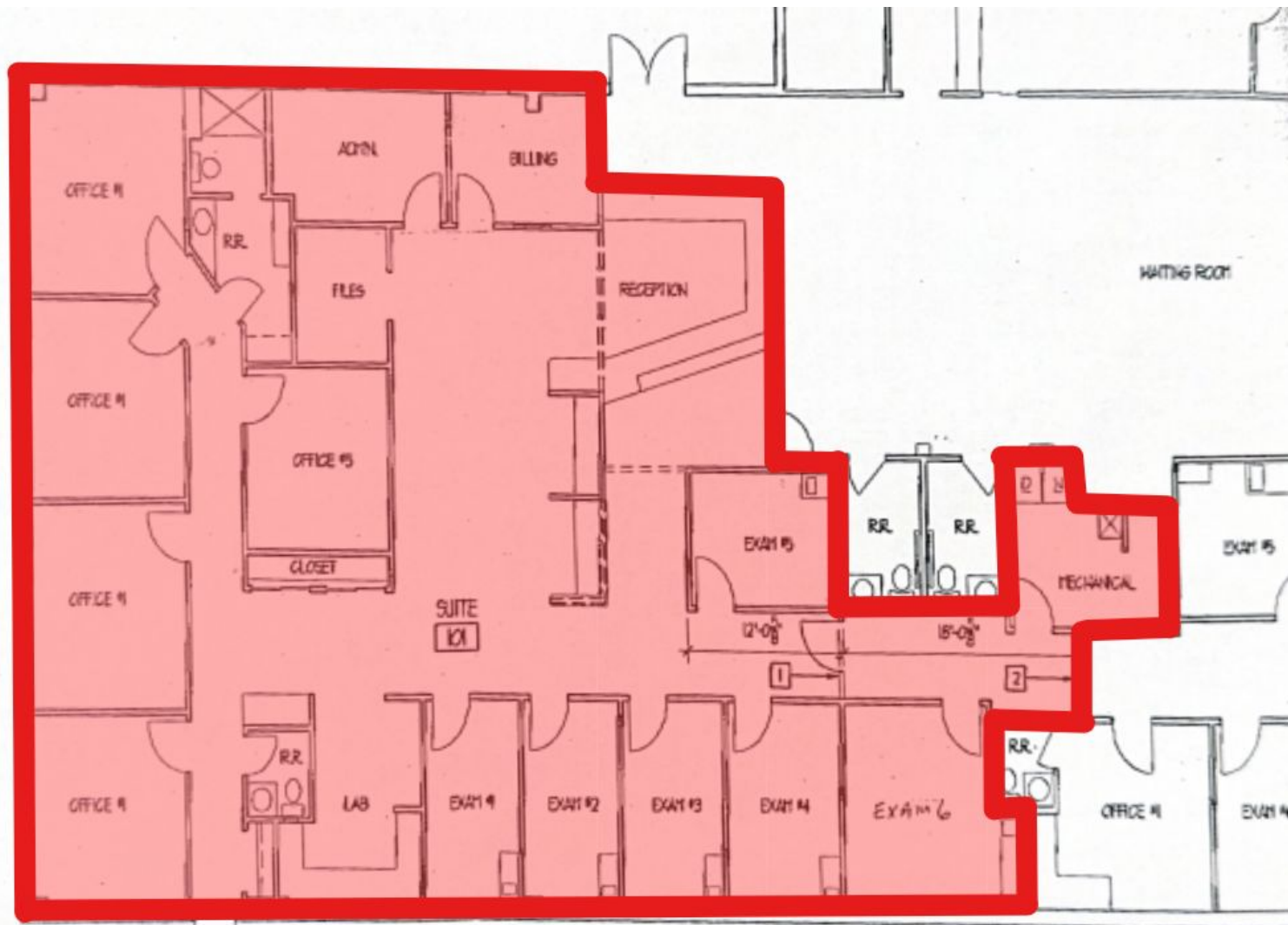






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ANNUAL PROPERTY OPERATING DATA

PROPERTY NAME:
ADDRESS: 8940 Kingsridge Dr. STE 101
PROPERTY TYPE: Investment Medical Condo

DATE: April 24th, 2025

RENTAL INCOME AND CAM FEES					
Tenant/Suite #	Monthly Rent:				
Counseling		\$2,850.00		CAM Fees	\$1,150.00
	Estimated Monthly:	\$ 2,850.00	Monthly:	\$ 1,150.00	
	Estimated Annual:	\$ 34,200.00	Annual:	\$ 13,800.00	
Vacancy %:			0%		
LESS Vacancy \$\$:	\$ -				
LESS Credit Losses:					
CAM Fees	\$	13,800.00			
Actual Rental Income and CAM Fees:	\$	48,000.00			

GROSS ACTUAL INCOME	
	\$ Amount
ACTUAL RENTAL INCOME	\$ 48,000.00
PLUS OTHER INCOME	
SOURCE:	
ADJUSTED GROSS OPERATING INCOME	\$ 48,000.00

OPERATING EXPENSES	
Advertising:	
Cleaning/Maintenance:	
Electric:	
Insurance:	
Legal and Professional Fees:	
Misc. & Refund:	
Non-Mortgage Interest:	
Office Supplies:	
Property Management:	
Repairs:	
Sewer:	
Supplies:	
Taxes:	\$9,829.29
Telephone & Cable TV:	
Tenant Improvement:	
Trash:	
Water and Sewer:	
Wages and Salaries:	
Landscape-Snow:	
Condo Fee:	\$13,800.00
Other:	
Other:	
Net Operating Costs:	\$ 23,629.29

Net Operating Income:	\$	24,370.71
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CALCULATE PRICE	
Price:	\$ 304,633.00
Cap:	8%

CALCULATE CAP RATE	
Price:	\$ 305,000.00
Cap:	8%



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