

# RETAIL/OFFICE FOR SALE OR LEASE!

## \$450,000.00 OR \$2,500/Month For Vacant Space



1108 & 1110 N Bechtle Ave.  
Springfield, OH 45504

### PROPERTY FEATURES:

- Available for Owner Occupancy or Investment
- Currently 1953SF Vacant and 1953SF Occupied
- Large Signage paired with 22,000 Cars Passing Daily!
- Tons of Parking!
- New Roof-2024!



- Commercial
- Investment
- Land

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[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)



## Fact Sheet

<b>Address:</b>	1108-1110 N Bechtle Ave. Springfield, OH 45504
<b>Sale Price:</b>	\$450,000.00
<b>Lease Rate</b>	\$2,500/Side/Month Modified Gross
<b>County:</b>	Clark
<b>City:</b>	Springfield
<b>Building Size:</b>	3,906 Square Feet
<b>Lot Size:</b>	0.5 Acres +-
<b>Year Built:</b>	1964, Partially Renovated 2024
<b>Zoning:</b>	Retail/Office
<b>Parking Spaces:</b>	30+-
<b>Roof:</b>	BRAND NEW- 2024
<b>HVAC:</b>	Throughout whole building
<b>Restrooms:</b>	2 Shared Bathrooms
<b>Traffic Count:</b>	22,000 VPD
<b>Taxes:</b>	\$5,381

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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## Property Description:

Located at 1108-1110 N Bechtle Ave in Springfield, OH, this retail/office building offers a prime investment opportunity at \$450,000, with current asking rent priced at \$2,500 per side per month. Built in 1964 and partially renovated in 2024, the property spans 3,906 square feet on approximately 0.5 acres, providing ample space with over 30 parking spots. Updated throughout in 2024, this building features a modern look with two shared bathrooms.

Positioned in Clark County, this property boasts a strategic location suitable for retail or office use. Owner installed a new roof earlier in 2024, providing long-term durability and minimal maintenance concerns. With on-building and free-standing signage and 22,000 VPD this building attracts attention from regular traffic. Currently, half of the building is vacant, offering several opportunities to interested parties.

**\*\*\*Owner (currently occupying as a chiropractic office) is willing to do a sale-leaseback on his half.**

**\*\*\*Owner is willing to move to the sell entire building for someone to occupy in its entirety.**

### Space Available to Occupy

#### 1108 N Bechtle Ave.

<b>1</b>	<b>Space Available:</b>	1,953 SF	Currently Vacant. New LPV flooring, 2 Private Offices. Storage. Shared Bathrooms with adjacent space.
	<b>Rental Rate:</b>	\$2,500/Month	
	<b>Service Type:</b>	Modified Gross	
	<b>Space Use:</b>	Retail/Office	
	<b>Lease Term:</b>	3-5 Years	



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**CHIROPRACTIC OFFICE**





 :1108 & 1110 N Bechtle Ave. Springfield, OH 45504



**BUSINESS MAP  
OVER 22,000 VPD**

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