



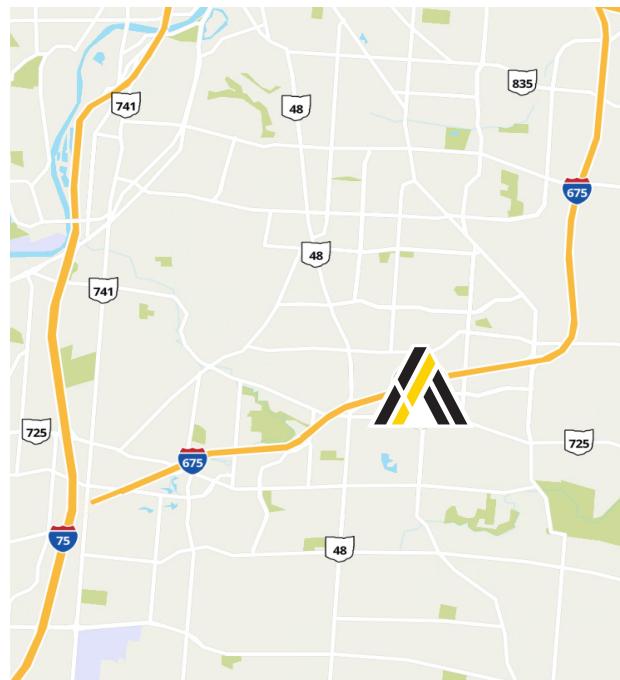
7095 Clyo Road & 950 E. Alex Bell Road

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:** Long-term lease in place 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.



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7095 Clyo Road

Centerville, Ohio 45459

7095 Clyo Road - 6,657± SF



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950 E. Alex Bell Road

Centerville, Ohio 45459

950 E. Alex Bell Road - 10,868± SF

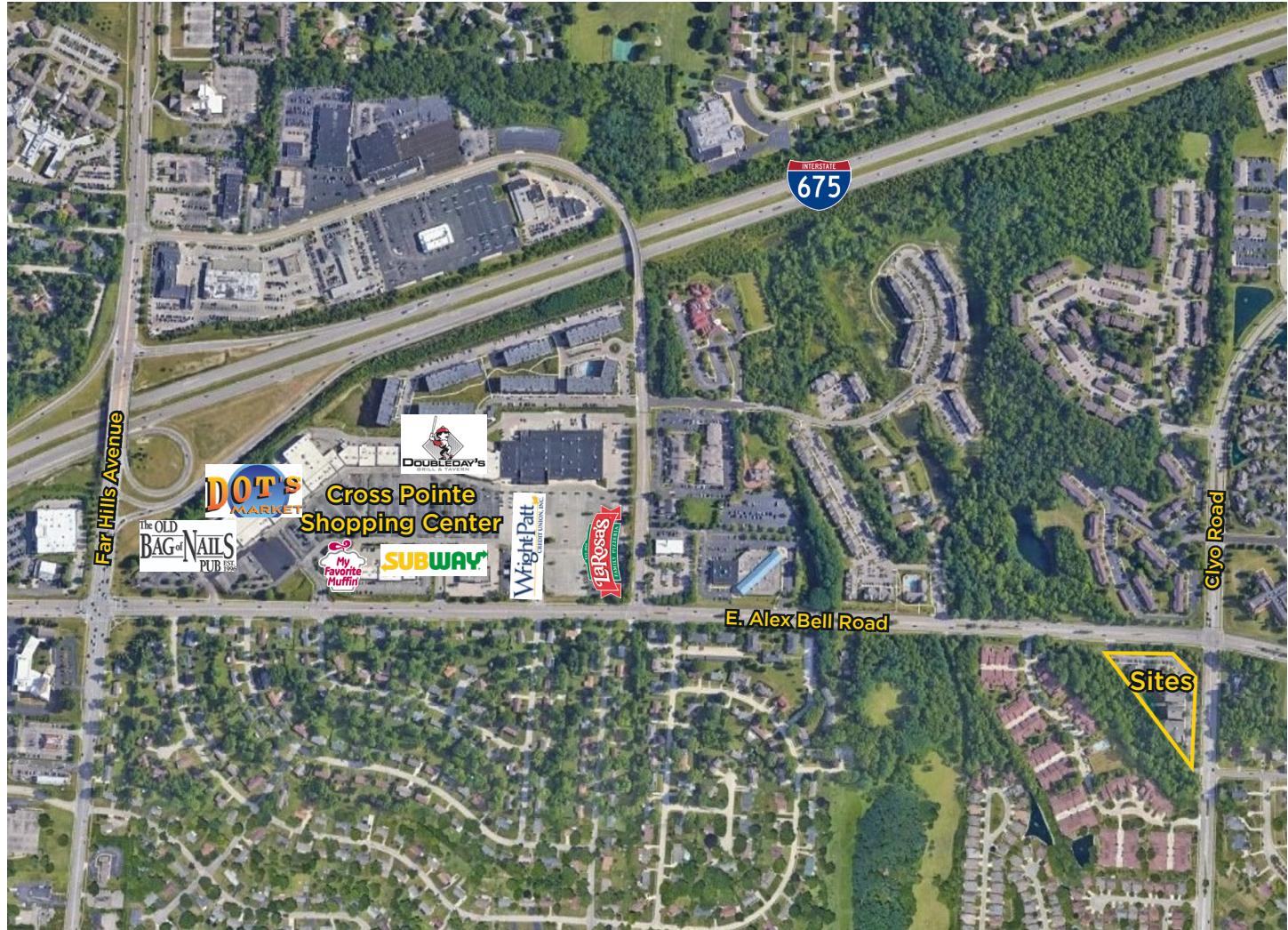


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Aerial



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