



## PROPERTY HIGHLIGHTS

- Prime location in the Village of Batavia at the corner of Main Street & Market Street
- Excellent visibility with easy access to shopping and local amenities
- Adjacent to the Clermont County Recorder's Office and Courthouse
- Private on-site parking lot, resurfaced in 2021
- Updated office suites throughout
- Covered drive-thru, offering added functionality and flexibility
- Four (4) offices currently leased, providing immediate income
- Upside potential through additional leasing or owner-user occupancy
- Ideal for professional office, legal, or service-based use

Asking Price: \$675,000

Available for Sale  
251 Main St Batavia OH

**Ragan**  
**McKinney**  
REAL ESTATE  
937-444-SELL



## INVESTMENT HIGHLIGHTS

- Strong in-place cash flow
- Attractive yield relative to market conditions
- Diversified income with four tenants
- Clean and transparent expense structure
- Value-add upside through rent growth or expense recovery

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