



Real Estate Services



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 Restrooms
- 4-5 Wet Exam Rooms, Private Office, and Large General Work Area
- No Local Earnings Tax



- Commercial
- Investment
- Land

David Nianouris
O: 937-431-6489 C: 937-477-1106
DavidNianouris@HowardHanna.com
DNIanouris@Gmail.com



**Howard
Hanna**

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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:	\$3,832.66 Annually
Zoning:	B-3



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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 105 is a 1,185 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 6 offices, with 4-5 that have plumbing in the walls to be converted back into wet exam rooms. Condo has private entrance from outside and from 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, expanding into this one in early 2025. The current lease for Suite 105 is in effect through early 2028. The property offers an 9% cap rate- please review the Annual Property Operating Data (APOD) sheet on the last page. Listing agent has ownership interest in this property. Property is tenant-occupied and appointments are booked weeks in advance. Due to HIPAA regulations, showings will only be scheduled after an accepted offer, subject to viewing the building.



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ANNUAL PROPERTY OPERATING DATA

PROPERTY NAME: 9 Cap Medical Investment in Miami Township

DATE: April 24th, 2025

ADDRESS: 8940 Kingsridge Dr. STE 105 Dayton, OH 45458

PROPERTY TYPE: Medical Condo

Price:	\$139,900.00
Cap Rate:	9%

RENTAL INCOME

Tenant/Suite #	Monthly Rent:
Counseling	\$1,743.00
Estimated Monthly Rental Income:	\$ 1,743.00
Estimated Annual Rental Income:	\$ 20,916.00
Vacancy %:	0%
LESS Vacancy \$\$:	\$ -
LESS Credit Losses:	\$ -
Actual Rental Income:	\$ 20,916.00

GROSS ACTUAL INCOME

	\$ Amount
ACTUAL RENTAL INCOME	\$ 20,916.00
PLUS OTHER INCOME	
SOURCE:	
GROSS OPERATING INCOME	\$ 20,916.00

OPERATING EXPENSES

LESS OPERATING EXPENSES	
Advertising:	
Cleaning/Maintenance:	
Electric:	
Insurance:	
Legal and Professional Fees:	
Misc. & Refund:	
Non-Mortgage Interest:	
Office Supplies:	
Property Management:	
Repairs:	
Sewer:	
Supplies:	
Taxes:	\$3,763.00
Telephone & Cable TV:	
Tenant Improvement:	
Trash:	
Water:	
Wages and Salaries:	
Landscape-Snow:	
Other: Annual Condo Fees	\$3,936.00
Other:	
Other:	
Other:	
Total Operating Expenses:	\$ 7,699.00

Net Operating Income: \$ 13,217.00



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