



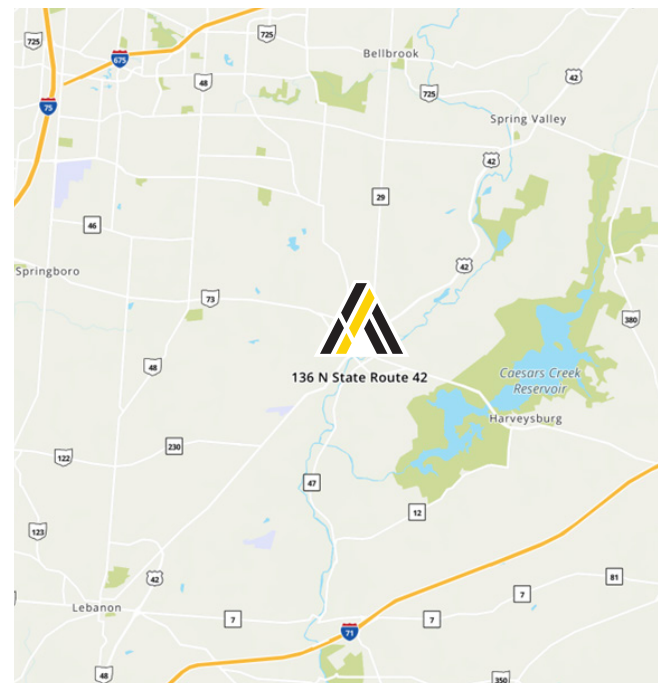
136 N. State Route 42

Waynesville, Ohio 45068

SALE PRICE:
\$399,000

Property Highlights

- **2,592± SF Office Building on 3.09± Acres** in the heart of downtown Waynesville.
- **Two-Tenant Potential with Income in Place:** Potential for two-tenant configuration with 50% of building currently leased with rental income secured through November 2026.
- **Recent Improvements:** Newly paved parking lot and updated interior office buildout.
- **Flexible Use Potential:** Ideal for professional office, medical users, salon/spa, and other service-oriented businesses.
- **General Commercial Zoning:** Supports a wide variety of uses including office, medical, and salon.
- **Strong Visibility & Frontage:** Prominent position along SR-42 with exposure to 8,200+ vehicles per day and approximately 435 feet of frontage.



Matt Tunnacliffe

Commercial Sales & Leasing

513.200.8270

Matt.Tunnacliffe@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

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Photos



136 N. State Route 42

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Aerial

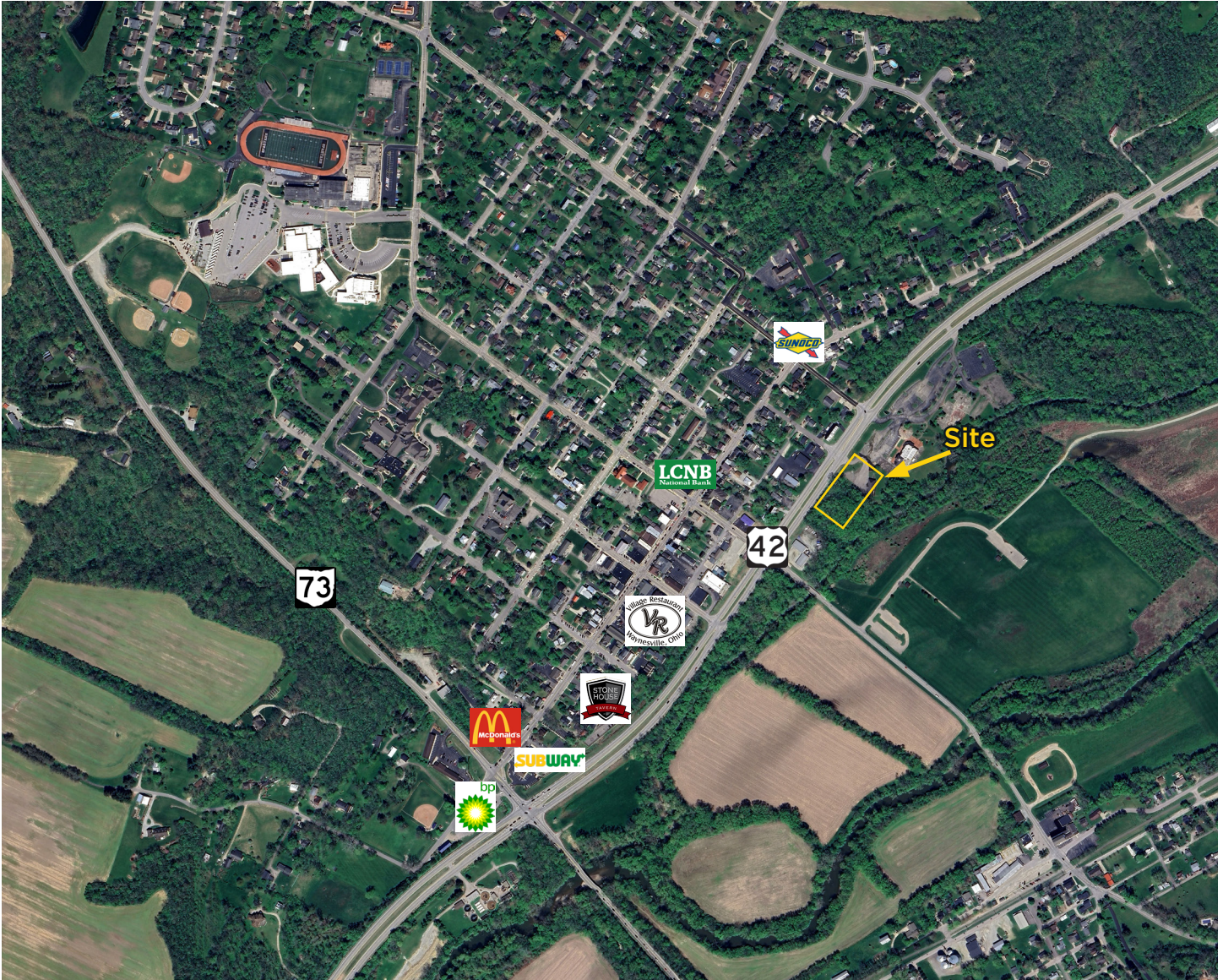


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