



**HOWARD HANNA**  
REAL ESTATE SERVICES



**THE NIANOURIS  
COMMERCIAL TEAM**

**FOR SALE!**



**5538 Philadelphia Drive,  
Dayton, OH 45415**

**Medical Office Designed for Care  
and Ready for Practice**

**\$500,000**

**PROPERTY FEATURES:**

- Ideal for medical, dental, or professional office use
- Great Investment Opportunity
- Functional layout with exam rooms, offices, and reception area
- Ample on-site parking for patients and employees
- Prominent signage opportunity along Philadelphia Drive



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**-Commercial  
-Investments  
-Land**

Bob Caperna  
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937.470.0046

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



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## Fact Sheet

<b>Address:</b>	5538 Philadelphia Drive, Dayton, OH 45415
<b>Price:</b>	\$500,000
<b>County:</b>	Montgomery County
<b>City:</b>	Dayton
<b>Building Size:</b>	8,102 SQ FT
<b>Lot Size:</b>	11,800 SQ FT
<b>Year Built:</b>	1975
<b>Zoning:</b>	B-3
<b>Parking Spaces:</b>	10+
<b>Land Description</b>	C - Medical Clinics and Offices
<b>Taxes</b>	≈ \$9,758
<b>Restrooms:</b>	2+

**Please Note: Equipment and movable items in the Dentist unit “DO NOT CONVEY”. Please contact agent in regards to other items and equipment in the building.**

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



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## **Property Description:**

5538 Philadelphia Drive offers a well-designed medical or professional office space ideal for healthcare providers, specialty practices, or general business operations. The property features a functional layout with multiple exam rooms, private offices, reception and waiting areas, and ample on-site parking for staff and patients. Large windows provide abundant natural light, creating a comfortable and welcoming environment for visitors. Conveniently located along a highly visible corridor, the site offers easy access to major roadways, nearby hospitals, and surrounding residential communities. This move-in-ready space combines convenience, accessibility, and professional appeal—perfect for any medical or office user seeking a quality facility in a strong Dayton-area location.

GREAT Investments opportunity. The main building has 4 units with a common waiting area. Two of the units are occupied and are willing to stay with a 3 or 5 year lease at \$10/ sq ft plus NNN. The other two spaces and the outbuilding are vacant. Contact the listing agent with any questions regarding the property.

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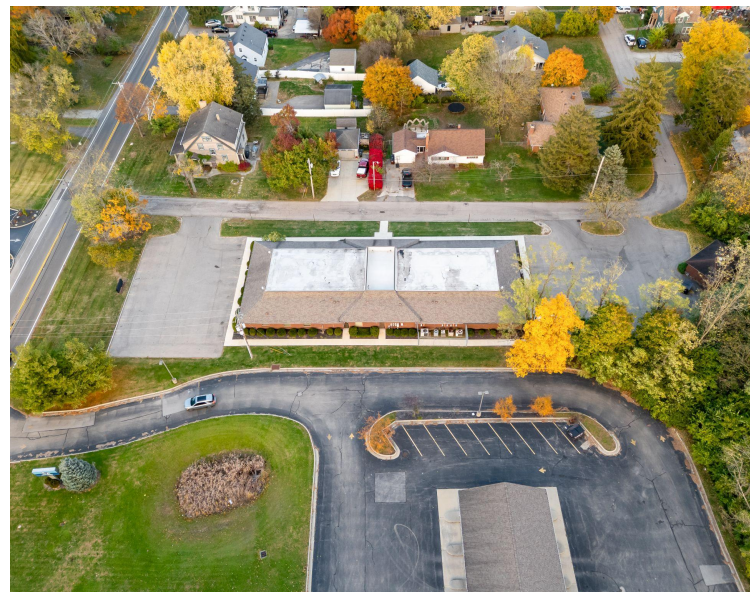




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**MAIN BUILDING**



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