

## MASTERS INSURANCE BUILDING

24 E. LINDEN AVE. 45342, Miamisburg, OH, 45342

Office: General For Sale

Prepared on August 12, 2025



## Listing Details | Office For Sale

|                       |             |                |           |
|-----------------------|-------------|----------------|-----------|
| Total Available Space | Unknown     | Vacant         | Yes       |
| Asking Price          | Negotiable  | Available Date | Now       |
| Listing Price Per SF  | -           | Days On Market | 127 days  |
| Cap Rate (Actual)     | -           | Last Modified  | 7/15/2025 |
| Possession            | Now         | Listing ID     | 42308854  |
| Signage               | On Building | Owner Occupied | Yes       |
| Show Instructions     | Call broker | Parking Spaces | 28        |

## Description

Office building in Miamisburg, 11 offices, walk in safe, conference rm, large lobby's, 4 restrooms, 28 parking spaces.

## Property Details

|                 |                        |                      |                          |
|-----------------|------------------------|----------------------|--------------------------|
| Building Class  | B                      | Number of Buildings  | 1                        |
| Elevators       | Not present            | Floors               | 2                        |
| Property Type   | Office                 | Year Built           | 1976                     |
| Sub Type        | General                | Primary Construction | -                        |
| Zoning          | CSD-1                  | Occupancy Type       | Single Tenant            |
| Property Rent   | \$14.52/SF (Average)   | Parcels              | K46 00329 0069, K46 0... |
| Building Status | Existing               | Legal Owner          | J                        |
| Building Size   | 5,640 SF               | Submarket            | -                        |
| Land Size       | 0.44 Acres / 19,181 SF | County               | Montgomery               |

## Contact



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Mall Realty