

661 N County Road 25A

Presented by
Miami River Properties, LLC

661 N County Road 25A, Troy, OH 45373



Price: \$7.00 - \$10.00 /SF/YR

Property Overview: This versatile commercial property at 661 N County Road 25A, Troy, OH 45373, is now available for sale or lease. The building spans 8,000 square feet and has been recently remodeled to support a wide range of potential uses, from retail and office space to specialized functions like day care, fitness centers, insurance agencies, or even a church.

Space Configuration: The property is equipped with multiple private offices, spacious meeting rooms, classrooms, restrooms, a welcoming lobby, and a foyer. An adaptable layout provides extensive open space that can work for specific business needs.

Ideal Location: Positioned along a well-trafficked corridor, this property offers convenient access and high visibility, ideal for businesses seeking a central location in Troy.

Suitable for Various Uses: Given its extensive square footage and flexible design, the building is an excellent fit for retail businesses, office suites, day care centers, fitness studios, and numerous other small business ventures.

Availability: Offered for both sale and lease, providing options for interested parties to either purchase outright or lease based on their requirements.

Opportunities: The property's remodel and flexible layout cater to both short-term occupants looking for a "move-in ready" space as well as businesses

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373



Recently Remodeled
Minutes from Downtown Troy
Plenty of office space with large meeting rooms and storage areas

Jacob Barnes

jbarnes6767@gmail.com

(937) 552-3099

Miami River Properties, LLC

Troy, OH 45373

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373



Street View North



Parking Lot

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Farmers Insurance	-	

661 N County Road 25A, Troy, OH 45373



Rear Parking Lot 1



Rear Parking Lot 2

Listing spaces

1st Floor

Space Available	4,000 SF
Rental Rate	\$10.00 /SF/YR
Contiguous Area	8,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Totally remodeled - move-in ready 8,000 sq. ft. building minutes from downtown Troy, across from the Miami County Fairgrounds. Main level offers reception and lobby area, two offices one of which contains private restroom, men's room with urinal and two stalls & ladies room with three stalls, kitchen and 40' x 40' meeting room. The lower level has two offices, large 37' x 27' open meeting room, with abundant storage areas. No limit to the opportunities this building offers - retail space, daycare facility, construction company office, office expansion for real estate or other professional uses or numerous retail or service possibilities.

2nd Floor

Space Available	4,000 SF
Rental Rate	\$7.00 /SF/YR
Contiguous Area	8,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Totally remodeled - move-in ready 8,000 sq. ft. building minutes from downtown Troy, across from the Miami County Fairgrounds. Main level offers reception and lobby area, two offices one of which contains private restroom, men's room with urinal and two stalls & ladies room with three stalls, kitchen and 40' x 40' meeting room. The lower level has two offices, large 37' x 27' open meeting room, with abundant storage areas. No limit to the opportunities this building offers - retail space, daycare facility, construction company office, office expansion for real estate or other professional uses or numerous retail or service possibilities.

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Rear Parking Lot 3



Rear Parking Lot 4

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Foyer 3



Foyer 1

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Foyer 2



Kitchen

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Kitchen Fridge



Kitchen Microwave

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Cleaning Closet



Bathroom Hallway

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Restroom Foyer



Men's Restroom

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Women's Restroom

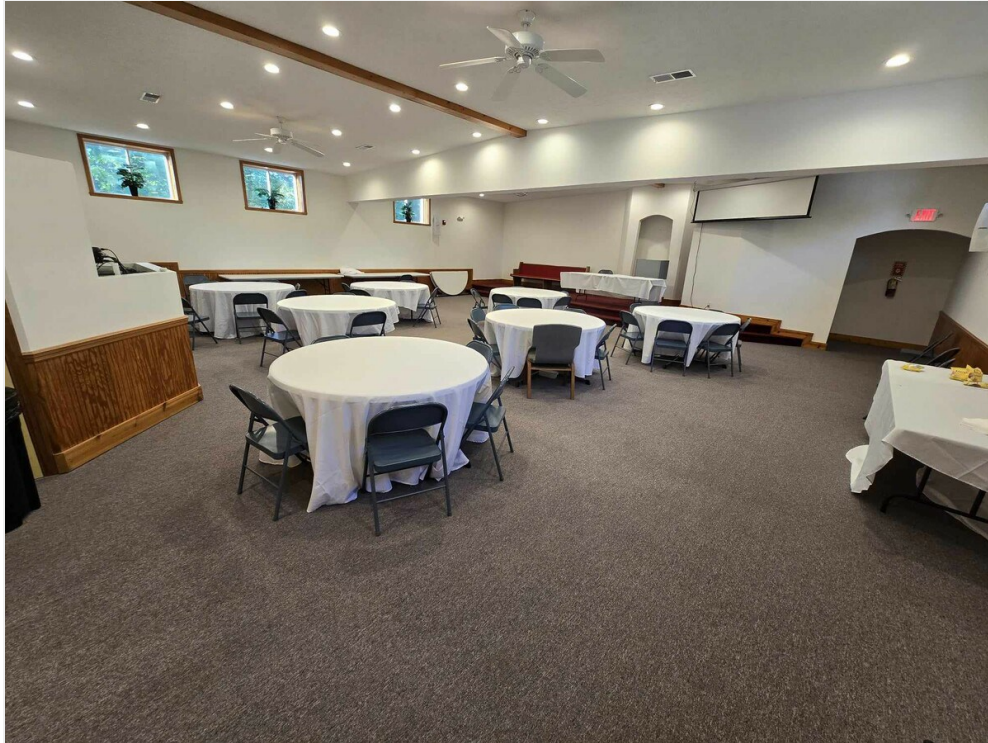


Meeting Room 1

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Meeting Room 2



Storage Closet

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Office 1 view 1



Office 1 view 2

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Office 2 view 1



Office 2 view 2

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Steps to Lower Level



Lower Level Meeting Room

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Lower Level Room 1



Lower Level Room 2

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Lower Level Restroom



Storage Bay 1

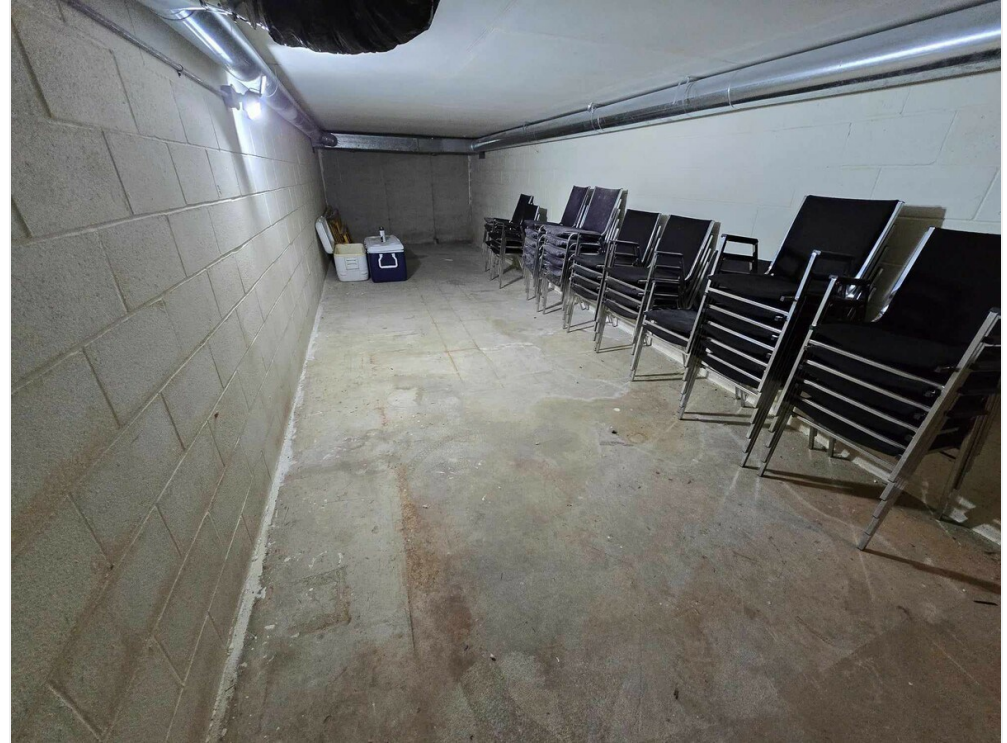
661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Storage Bay 2



Storage Bay 3

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Property Photos



Storage Bay 4



Lower Level Shower

661 N County Road 25A

661 N County Road 25A, Troy, OH 45373

Location

