

Office Buildings - Portfolio of 2

FOR SALE

INVESTMENT OFFERING

7007-7025 Old Troy Pike
Dayton, OH 45424



Sale Price: \$800,000



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THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in a portfolio of two (2) office buildings on Old Troy Pike, located in a prime location in the Northeast Central Dayton Submarket. The office buildings are located in the City of Huber Heights, in Montgomery County, just off I-70, near a commercial district.

The single-story, multi-tenant buildings were built in 1987 and 1991, and are situated on 1.06 acres. Both buildings are brick construction and feature prominent monument signage. The buildings offer 7,130 SF of leasable space comprised of 7-8 suites. Each suite features a separate HVAC unit. The properties are well-maintained and 100% occupied.

Both buildings offer excellent curb appeal, attractive landscaping, and ample surface parking.



PROPERTY OVERVIEW

- ✓ **Two-Building Professional Office Portfolio - 100% Occupied**
Consistent tenancy across 7-8 suites appealing to investors seeking stable, low-volatility cash flow.
- ✓ **Strong Visibility & Access**
Located on Old Troy Pike offering a high-traffic location with excellent visibility and immediate access to local residential density.
- ✓ **Existing Monument Signage**
Unique value-enhancing attribute allowing larger signage than current zoning permits - rare for this submarket - and providing exceptional visibility and long-term marketing advantage for new ownership.
- ✓ **Durable Brick Construction**
Low-maintenance, single-story brick buildings with individually controlled HVAC units.
- ✓ **Desirable Small-Bay Suite Sizes**
Most suites in the North building are 100-300 SF, a highly leasable and always in demand category among professional users.
- ✓ **Local Tenant Mix with Sticky Occupancy**
Tenants include medical, financial and service providers - low turnover categories.
- ✓ **Below-Market Price Per SF**
The property is priced attractively versus comparable owner-user and office investment sales in Huber Heights and Dayton North.
- ✓ **Strong Upside Through Lease Positioning**
Short-term leases allow for suite reconfiguration, tenant upgrades, and repricing to market rents.

EXECUTIVE SUMMARY

Portfolio of 2 Office Buildings

Offering Price	\$800,000
Buildings (2) Total Size in SF	7,130
Price Per SF	\$112.20
Occupancy	100%
In-Place Income (Pro Forma)	
Total Revenue	\$112,000
Total Expenses	\$50,000
Net Operating Income	\$62,000
CAP RATE	7.75%



Tenant Strengths

- ✓ **Increased NOI Opportunity - Potential exceeds \$70,000+**
Stabilized NOI without reliance on vacancy or speculative assumptions.
 - ✓ **Lease renewals at market rates increase gross rental income**
The property is currently 100% occupied with below-market lease rates.
 - ✓ **Expanded utility and expense reimbursement structures offer better recovery**
The current leases offer limited expense recovery. Utilities to be verified by buyer.
 - ✓ **Professional expense management may reduce total expenses**
Legacy owner currently manages expenses.
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- ✓ **Micro-office suites lease quickly**
100-300 SF units are a strong category in suburban office markets.
 - ✓ **Tenant improvements are minimal**
Most suites require only paint and flooring - no expensive buildouts.
 - ✓ **Diverse tenant base reduces risk**
No single tenant dominates the rent roll.
 - ✓ **Long-term ownership and consistent occupancy**
Indicates strong property fundamentals and stable tenant demand.

EXTERIOR



PROPERTY PROFILE

Address	7021-7025 Old Troy Pike
County	Montgomery
Parcel #	P70-04005-0087
Gross Leasable SF	4,130
Occupancy	100%
Proforma NOI	See combined financials
Acreage	.53
Year Built	1987
Roof System	Shingle
HVAC System	Individual per suite

**NORTH BUILDING
7021-7025 Old Troy Pike**



INTERIOR

**North Building
7021-7025 Old Troy Pike**



PROPERTY PROFILE

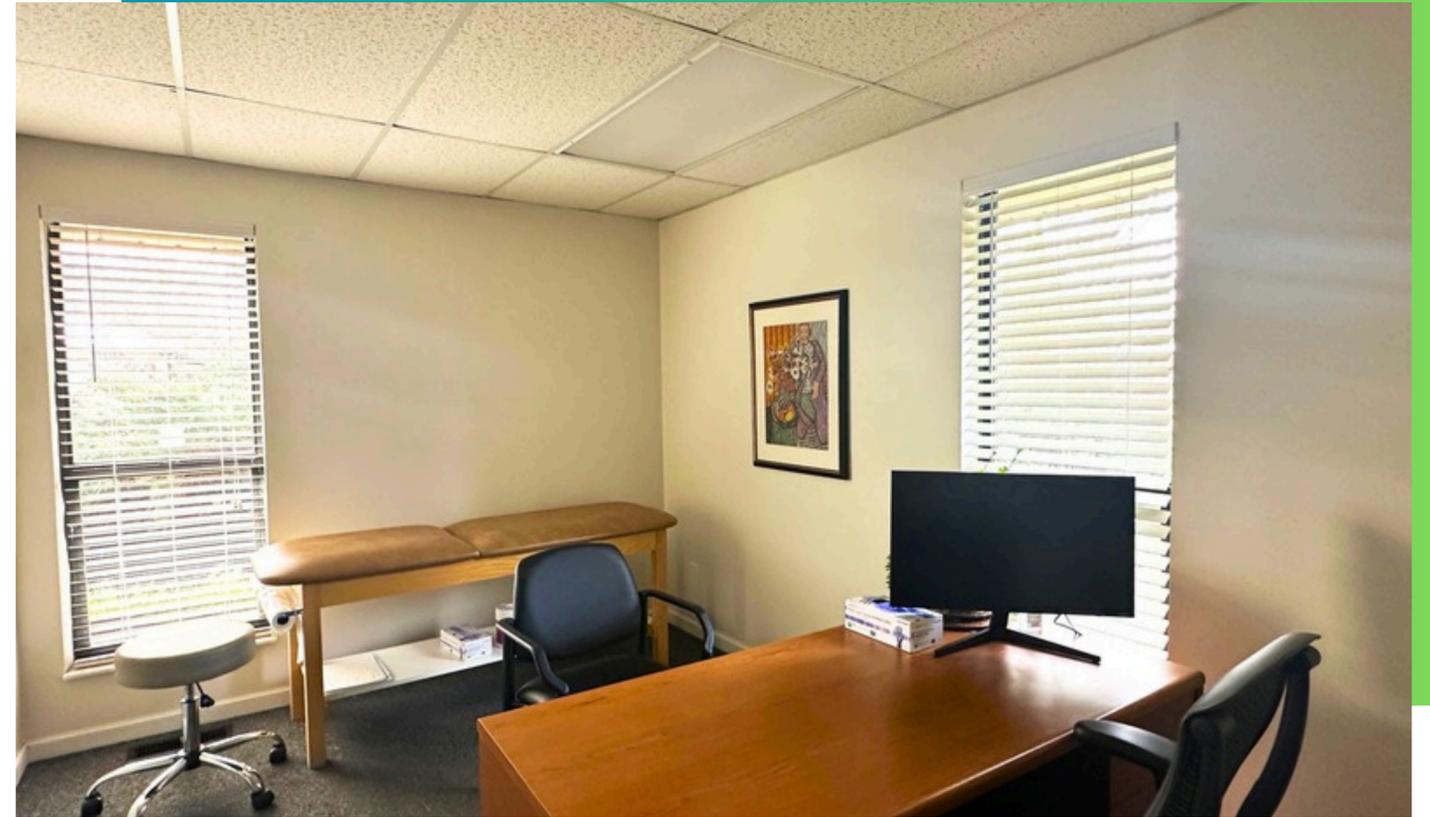
Address	7007-7011 Old Troy Pike
County	Montgomery
Parcel #	P70-04005-0025
Gross Leasable SF	3,000
Occupancy	100%
Proforma NOI	See combined financials
Acreage	.53
Year Built	1991
Roof System	Shingle
HVAC System	Individual per suite

SOUTH BUILDING 7007-7011 Old Troy Pike



INTERIOR

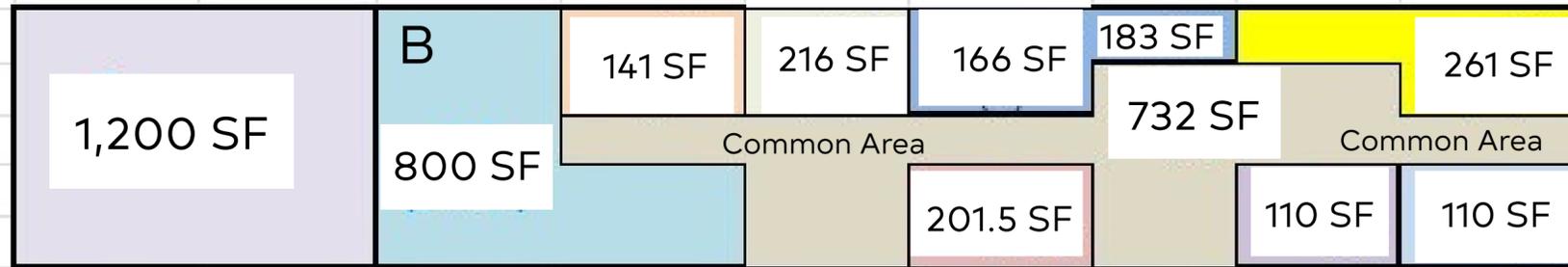
**South Building
7007-7011 Old Troy Pike**



FLOOR PLAN

North Building 4,130 SF

7021. 7023, 7025 Old Troy Pike



South Building 3,000 SF

7007. 7009, 7011 Old Troy Pike



Old Troy Pike Office Portfolio Two (2) Office Buildings

Tenant SF

R Spears	261
J Castillo	110
A Harmon	110
Amy Lang	183 + 166
Wurst	201.5
Hall	216
Bernard	141
L Thrush	810
N Baker (State Farm)	1,200

Tenant SF

Drs Exams	1,000
R.D. Moore	1,000
Liberty Home Health	1,000

Rent Roll available by request

SITE PLAN

Old Troy Pike Office Portfolio Two (2) Office Buildings



DEMOGRAPHICS



Population

2024 Population

2029 Projection

2024 Households



Household Income

2023 Avg Household Income

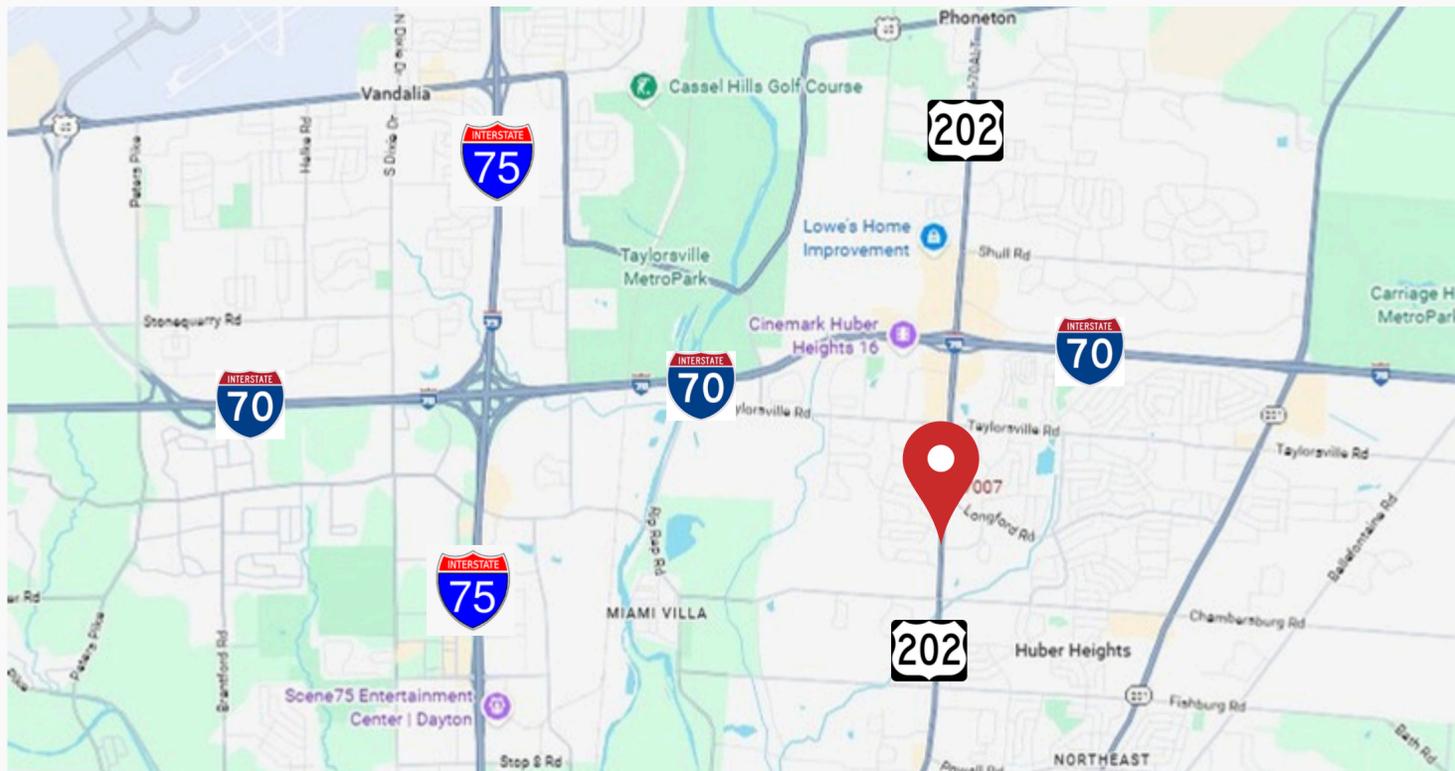


Housing & Income

2024 Medium Home Value

2024 Medium Household Income

	1-mile	3-mile	5-mile
2024 Population	9,955	49,423	91,642
2029 Projection	9,345	48,851	90,506
2024 Households	3,850	19,459	37,353
2023 Avg Household Income	\$93,955	\$98,472	\$87,017
2024 Medium Home Value	\$140,872	\$166,710	\$163,710
2024 Medium Household Income	\$67,345	\$73,568	\$67,147



TRAFFIC

Old Troy Pike ~ 17,000 AADT

I-70 and Old Troy Pike ~ 45,000 AADT

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset



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