

# OFFICE BUILDING

228 W ASH ST  
PIQUA, OH 45356



## Property Highlights:

Square Footage: 3,095 SF

Lease Rate: \$12.00 NNN SF/YR

Sale Price: \$415,000

- ✓ [Click Here for Virtual Tour](#)
- ✓ 1st Floor Furniture Included
- ✓ Move-In Ready
- ✓ Large Adjacent Lot



### Tim Echemann

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**Sale Price:** \$415,000

## Location Information

Street Address: 228 W Ash St  
City, State, Zip: Piqua, OH 45356  
County: Miami  
Side of the Street: North  
Signal Intersection: No  
Road Typed: Paved  
Nearest Highway: I-75  
Nearest Airport: Dayton

## Building Information

Building Size: 3,095 SF  
Number of Floors: 2  
Year Built: 1853  
Remodeled: 2012 & 2018  
Roof Condition: Good  
Free Standing: Yes  
Construction Type: Block

## Property Information

Property Type: Office  
Zoning: T-NX; Traditional Neighborhood  
Mixed Use  
Parcel #: N44-002390

## Parking & Transportation

Parking Type: On & Off Street

## Utilities & Amenities

Office Floor: Carpet  
Office HVAC: Heat & Air Condition  
1st Floor Furnace: New 2025  
Bathrooms: Two  
Lighting: Fluorescent  
Kitchenette: Yes  
1<sup>st</sup> Floor Furniture: Yes  
2<sup>nd</sup> Floor Furniture: No



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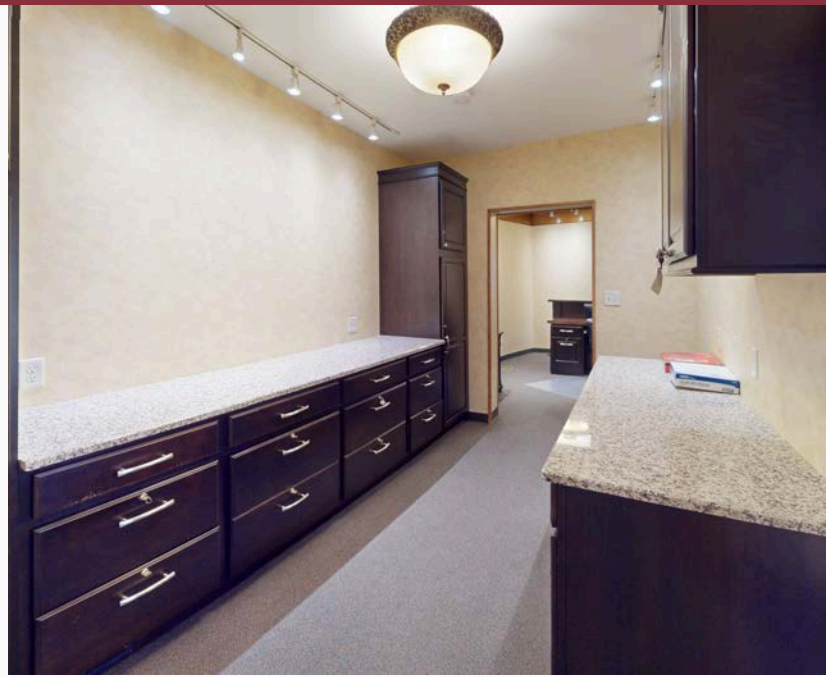
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