



- 4,945 sq ft building -3 stories 3,674 sq. ft. with 1,271 sq. ft. basement

· **Investment Opportunity:** Ideal for owner-operator or investors seeking a low-maintenance, income-producing updated turn-key commercial property located within a DORA in vibrant Miamisburg

- **Office Space:** Separate entry, quaint waiting area, 2 sizeable offices and 1 bathroom

· **Retail Space**

~**Main floor:** One large area which steps up half a floor to another sizable room. Features include: Keypad entry, Built-in surround sound, fresh paint throughout, Security cameras, Galvanized panel accent wall, new mixed lighting, new handrails, and one bathroom

~**Second floor:** Spacious office or additional retail space which includes a large, elevated storage area. Gorgeous new hardwood flooring, and fresh paint. Utility sink (or 2 washer hookups) and 2 dryer hookups available

~**Basement:** Separate entry, one large space, complete with 2 utility sinks and 1 bathroom. Currently leased

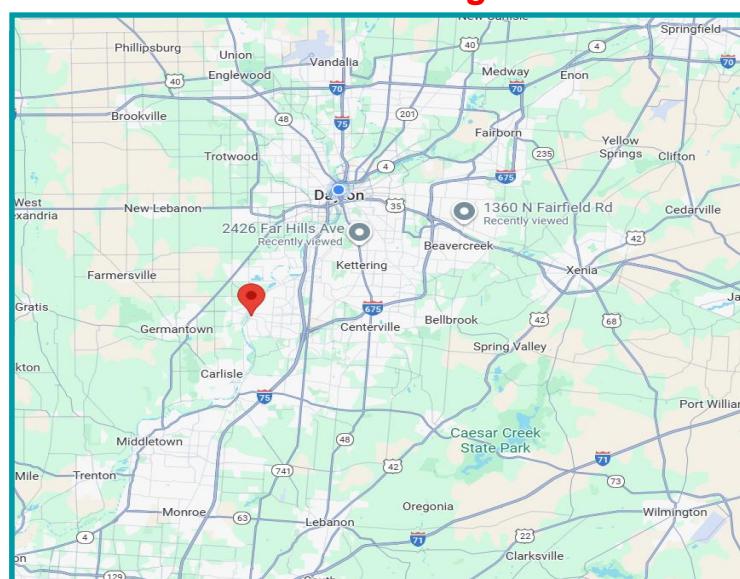
· **Updates:** New roof & added new roof joists, New AC, Fresh Paint, New mixed lighting, New basement toilet (2025), New water heater (2024)

· Prime location in the Heart of downtown Miamisburg's business district with high foot traffic

· 12 parking spaces plus excellent on-street parking

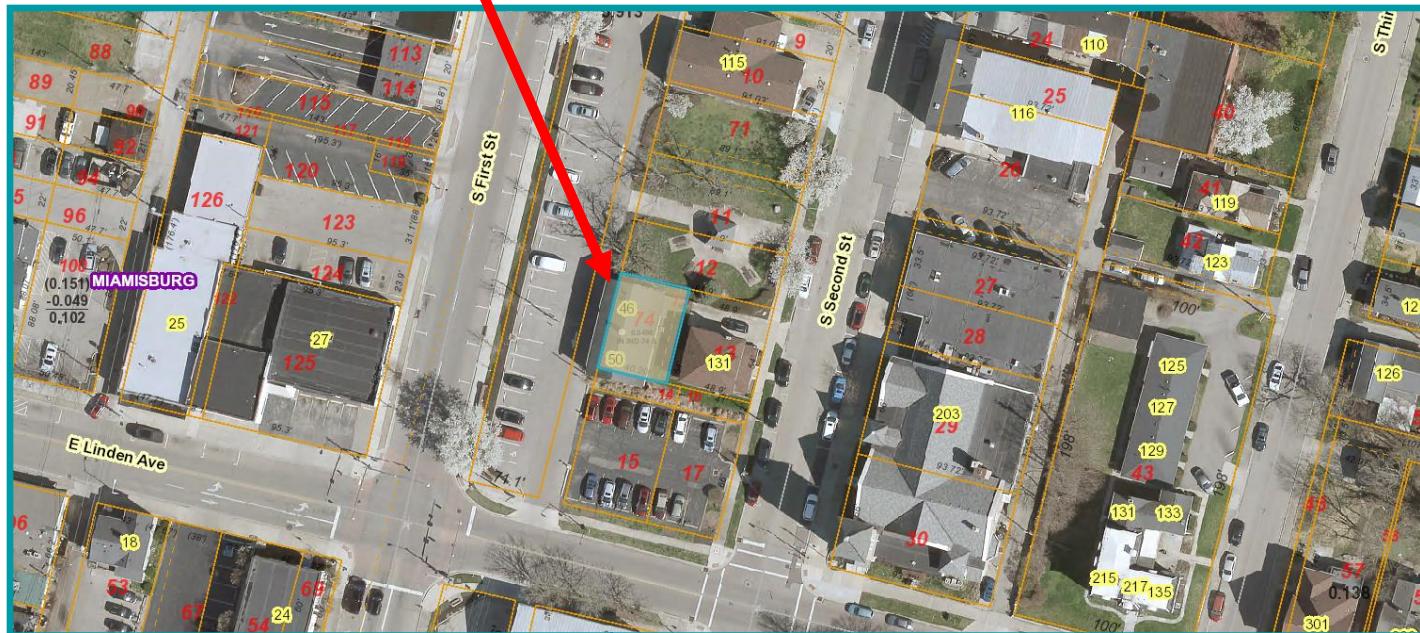
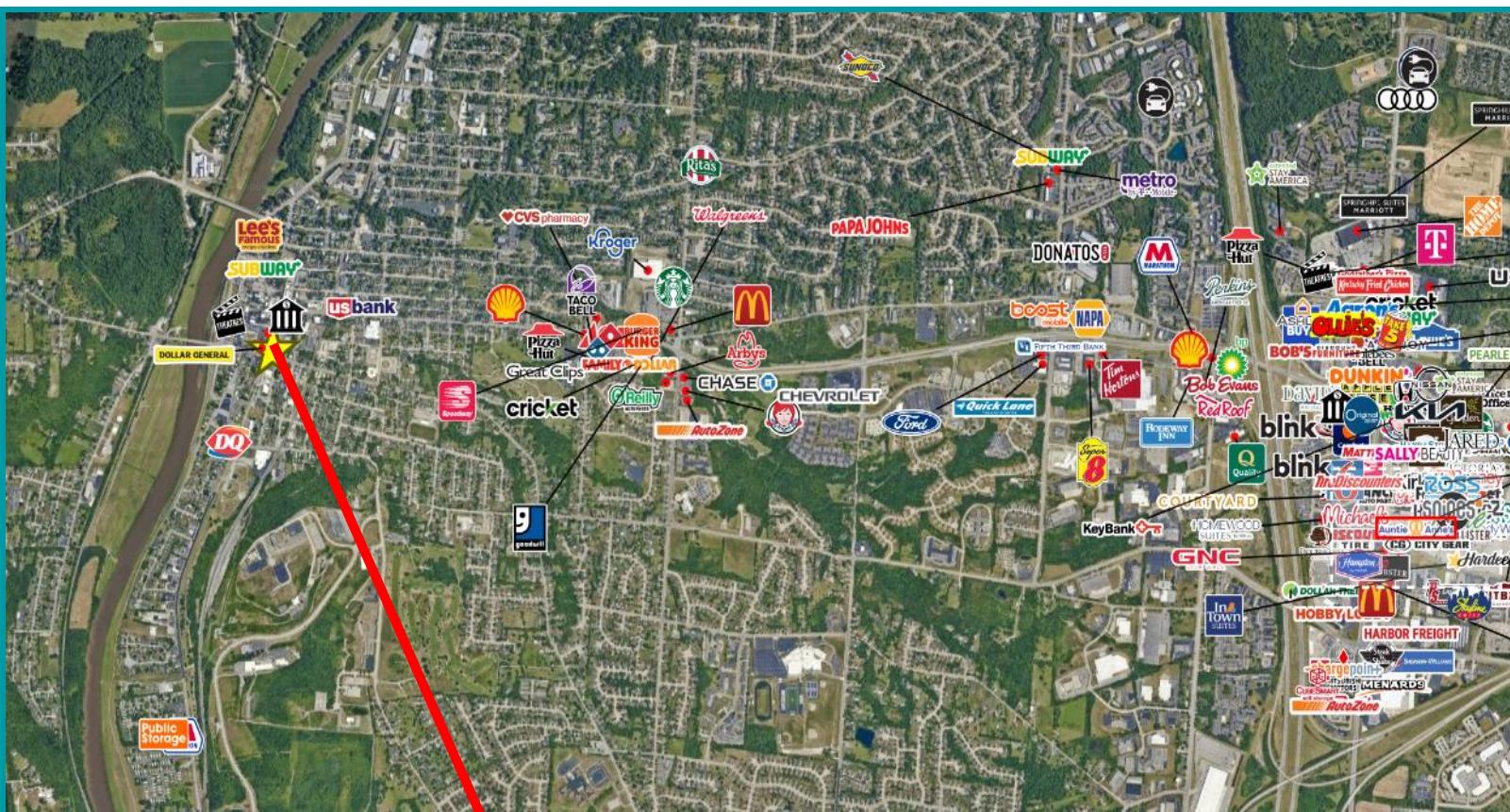
· For Sale - \$460,000

**Miamisburg Gem: Modern Office + Chic Farmhouse Retail Building For Sale**



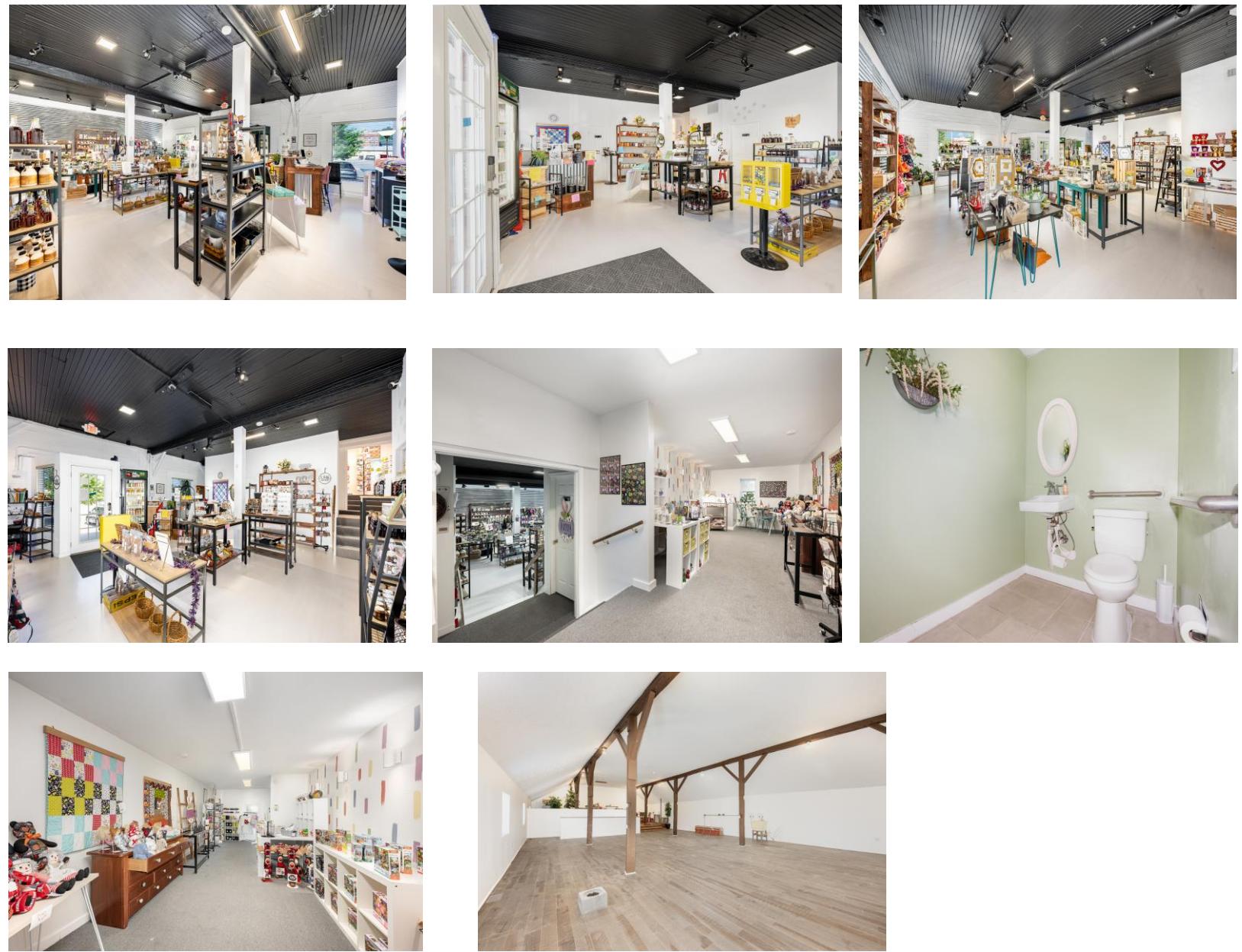
**For More Information,  
Please Contact:**

**Bre Brown | Advisor**  
**Mobile: 937.815.0087**  
**[brebrown@equity.net](mailto:brebrown@equity.net)**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,674	30,411	86,298
Average HH Income	\$106,017	\$109,925	\$107,718
Daytime Employee Population	2,545	12,934	40,462

## Retail Space Pictures:



## Office Space Pictures:



Effective on 5/5/23, Miamisburg's DORA will be 7 days a week, 11:00am-11:00pm

So, what is a DORA?

DORA stands for Designated Outdoor Refreshment Area. This is a specific area, spanning several streets, where patrons can purchase alcoholic beverages from participating businesses and then take those drinks outside to enjoy. With a DORA beverage, you can explore Miamisburg, its retail establishments, or enjoy your evening in Riverfront Park. See the map below for the designated area in Miamisburg.

