



Rycon Professional Center - 2 Properties

1550 Yankee Street, Dayton, OH 45458



**COLDWELL BANKER
COMMERCIAL**
HERITAGE



Patrick Williams

Coldwell Banker Commercial | Heritage

4060 Executive Dr, Dayton, OH 45430

patrick.williams@CBCommercial-Heritage.com

(937) 360-9952

Rycon Professional Center - 2 Properties

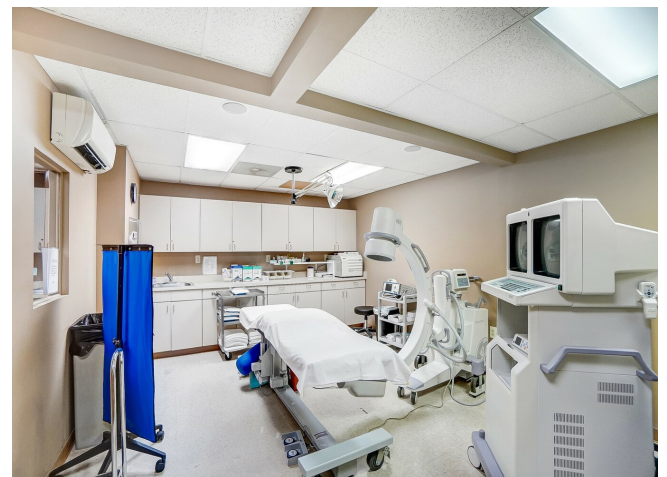
\$1,950,000

Cash Flowing Property Portfolio for sale! High-end medical/office building on a hard corner at one of the busiest intersections in beautiful South Dayton! \$158,628 NOI...current long term tenant has just shy of 4 years left on their lease. Recent parking lot rebuild, and HVAC units have been either replaced or recently inspected and serviced. This property portfolio also includes 1512 Yankee Park Place, a 2000+ SF office/medical condo which is also part of the current tenant lease. Additional medical condo address is 1512 Yankee Park Place Dayton, OH 45458.....

- Long term tenant in place
- Busy intersection
- Located in Washington Township

For more information visit:

<https://www.loopnet.com/Listing/1550-Yankee-Street-Dayton-OH/32820962/>



Price:	\$1,950,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment
Cap Rate:	8.13%
Lot Size:	1.03 AC
Gross Building Area:	13,157 SF
Rentable Building Area:	12,400 SF
No. Stories:	1
Year Built:	2002
Tenancy:	Single
Parking Ratio:	2.42/1,000 SF
Zoning Description:	C
APN / Parcel ID:	067-51202-0001

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Pain Evaluation & Management Center of Ohio	-	May 2028

1550 Yankee Street, Dayton, OH 45458