



HOWARD HANNA
REAL ESTATE SERVICES

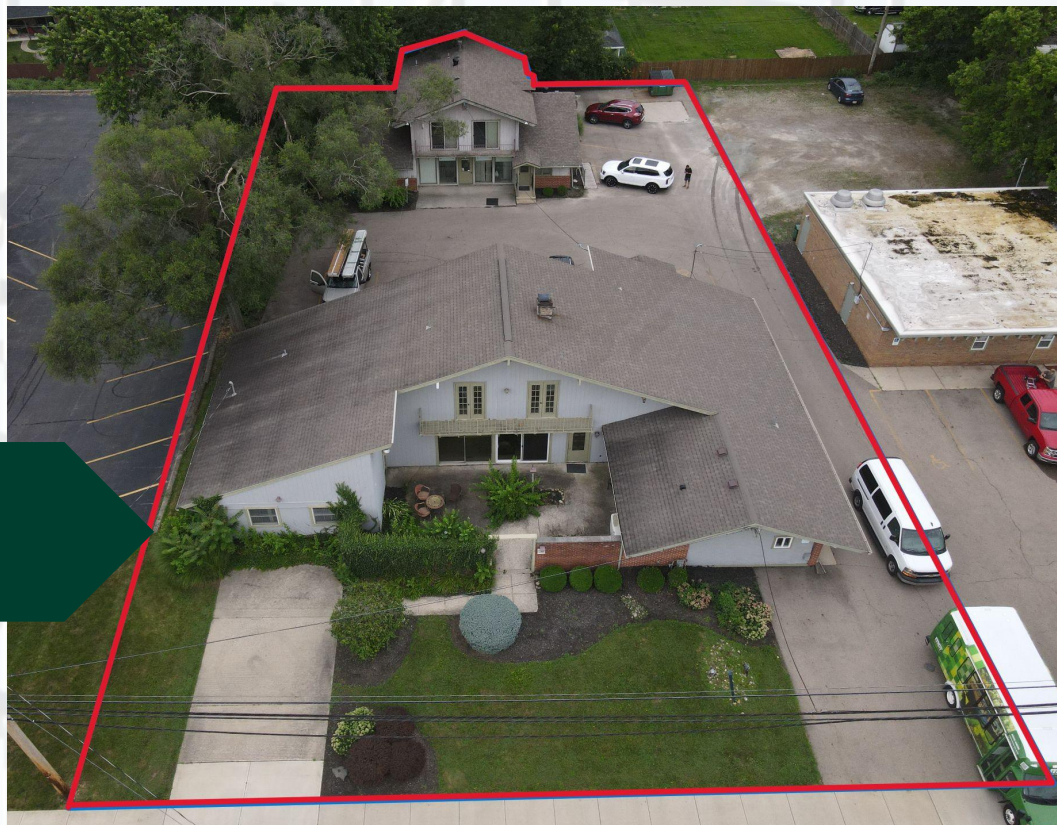


**THE NIANOURIS
COMMERCIAL TEAM**

HIGH-VISIBILITY OFFICE CAMPUS IN TROY FOR SALE!

\$495,000

1059 N. Market St.
Troy, OH 45373



PROPERTY FEATURES:

- **Great Layout- Conference Rooms and 18 Offices**
- **Totals 5,897 SF on 0.47 Acres**
- **Large Parking Lot**
- **Includes Kitchen, Conference Room, and Reception Area, Along with 6 Total Restrooms**



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-Commercial
-Investments
-Land

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Fact Sheet

Address:	1059 N. Market St. Troy, OH 45373
Price:	\$495,000.00
County:	Miami
City:	Troy
Building Size:	5,897 SF Building 1: 3,299 SF Building 2: 2,598 SF
Lot Size:	0.47 Acres
Year Built:	1984
Zoning:	B-1, Please Confirm your Use with City of Troy Zoning
Traffic Count:	8,290 Cars Per Day (2024)
Parking Spaces:	16
Roof:	Asphalt Shingle
HVAC:	Gas Forced Air and Central Cooling
Restrooms:	4 in Front Building, 2 in Rear building
Taxes:	Currently Tax Exempt For Owner

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

1059 N Market St. in Troy is a versatile 5,897 SF professional campus on 0.47 acres. Featuring two distinctive two-story office buildings connected by a welcoming courtyard, this property creates an impressive first impression for clients and staff alike. The layout is ideal for a single user or an owner-occupant looking to generate rental income from the secondary building. With 18 private offices, 6 bathrooms, a conference room, kitchen, and a professional reception area, the interior is designed to support productivity, privacy, and professional presentation.

Zoned B-1, the property accommodates a wide variety of general, medical, and professional office uses and offers exceptional flexibility for businesses planning for future growth. Situated on a growing commercial corridor with 8,290 vehicles passing daily, the property delivers strong visibility and accessibility. Its location directly beside the Midwestern Ohio Association of REALTORS® adds strategic value for real estate offices, contractors seeking high visibility to REALTORS®, and any professional user who benefits from proximity to industry partners.

Whether you're establishing a headquarters, expanding your footprint, or seeking a campus-style setting rarely available at this size, 1059 N Market St. offers a compelling blend of functionality, presence, and potential income.

Please note: the generator at the front of the main building is not currently functioning

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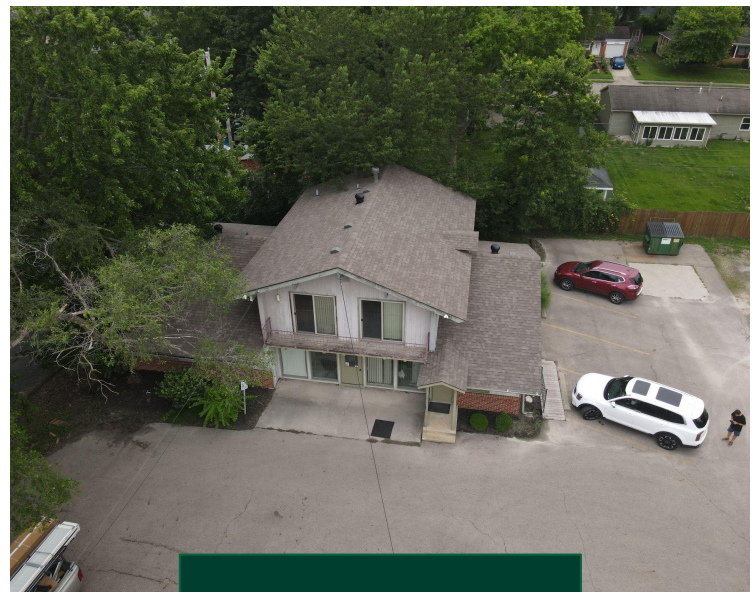
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BUILDING 1



BUILDING 2

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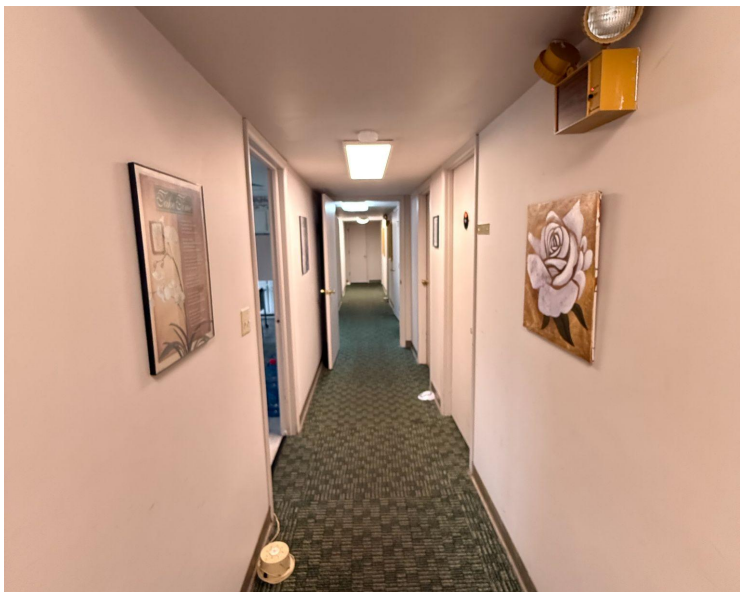
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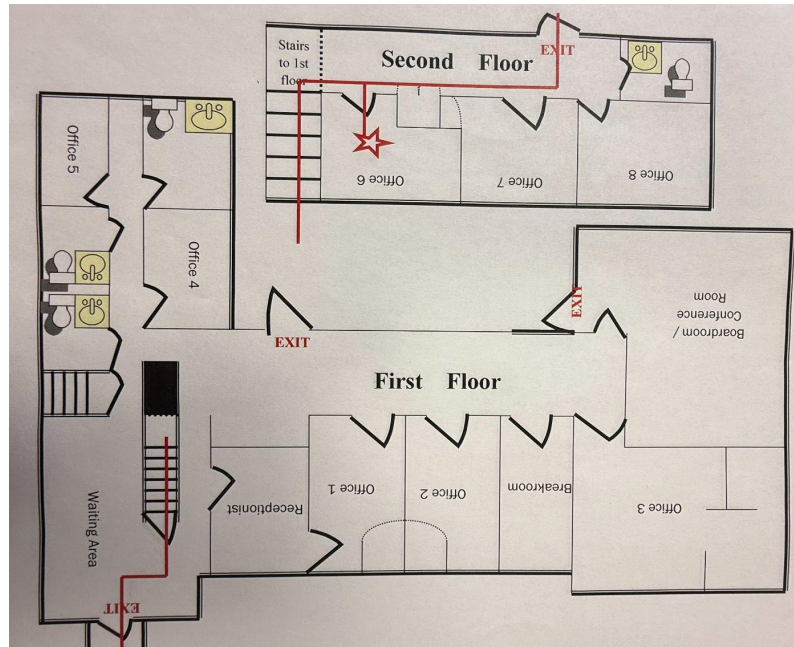
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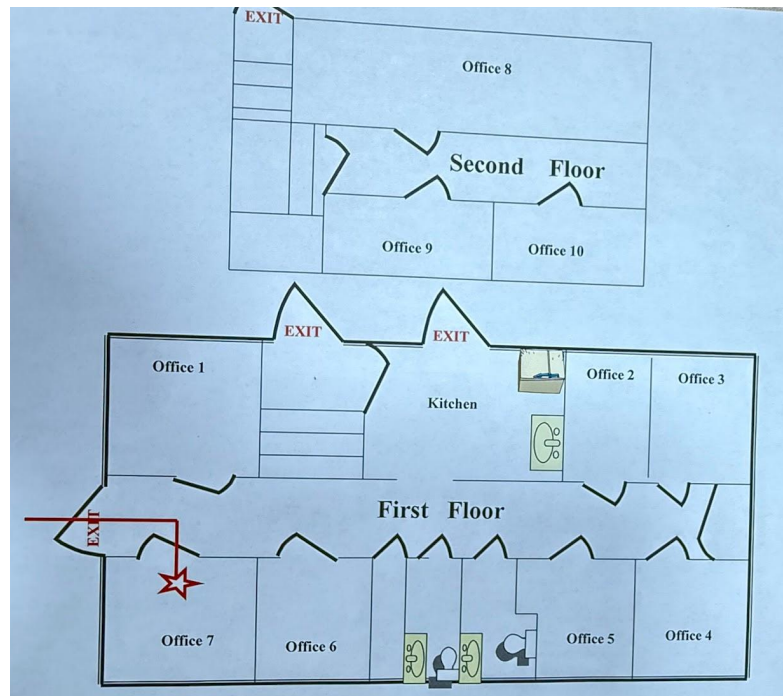
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BUILDING 1



BUILDING 2



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