



1001 N County Road 25A

1001 N County Road 25A, Troy, OH 45373



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1001 N County Road 25A

\$375,000

For sale or Lease! Attention business owner this multi-unit office space can be used as a double! There are multiple entrances and offers an opportunity to house your business and you can rent the other side to make a profit. Full basement is walk out and is walk out and perfect for extra storage. Zoned for commercial use and formerly home to the Miami Valley Sunday News, this updated and move-in-ready building sits on nearly 1 acre of land, backing directly up to the tranquil Miami River. Whether you're looking to open an office, launch a boutique retail space, or transform the lot into an event venue or Airbnb retreat, the potential is endless — limited only by your vision.

Split Unit Design – Great for owner-occupant or multi-business lease

ADA/Wheelchair Accessible & Compliant

Ample On-Site Parking

Expansive Backyard Lawn for events, outdoor expansions, or river access

Full...



Price: \$375,000

Property Type: Office

Building Class: C

Sale Type: Investment

Lot Size: 1.62 AC

Gross Building Area: 4,174 SF

Rentable Building Area: 4,174 SF

No. Stories: 1

Year Built: 1945

Parking Ratio: 0/1,000 SF

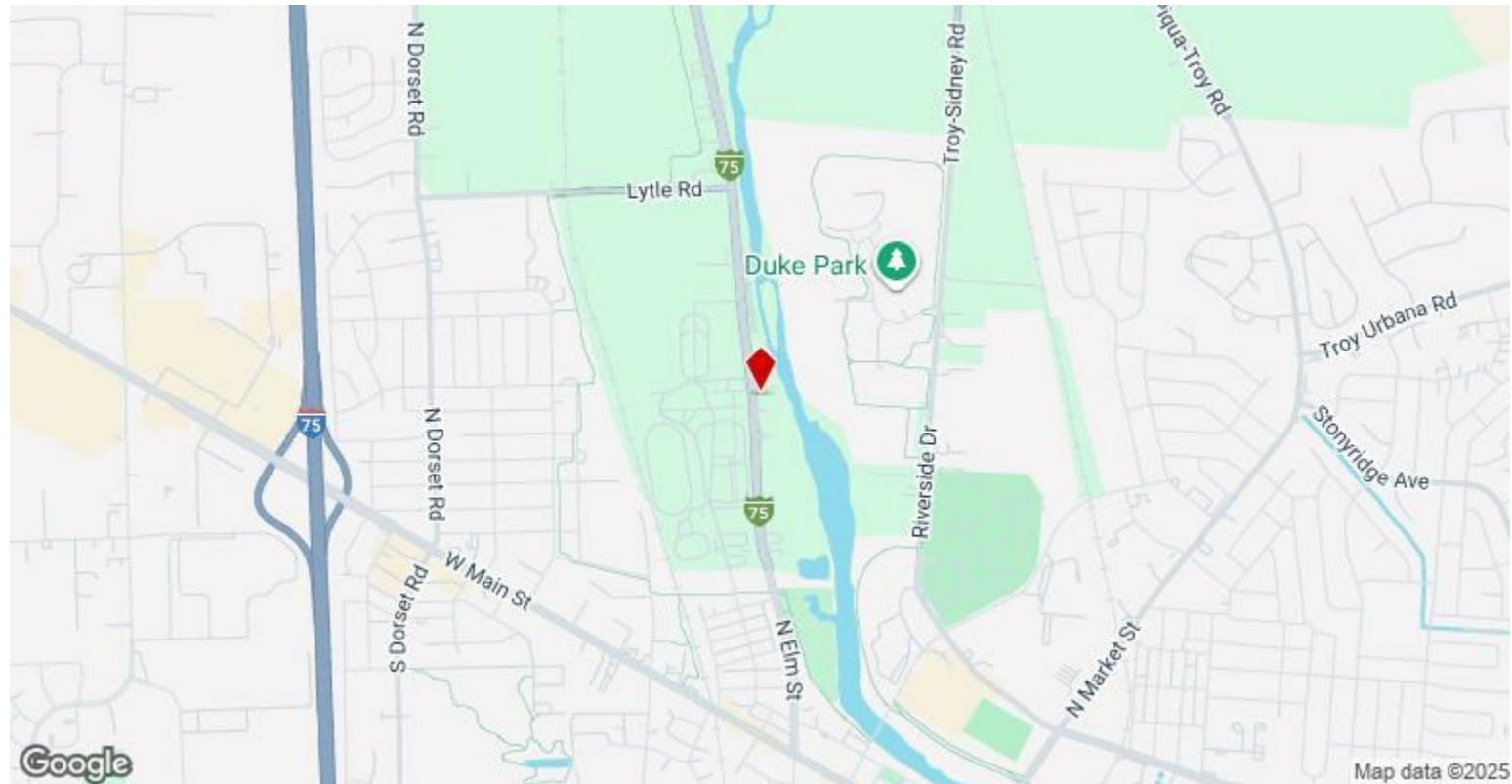
Zoning Description: Commercial/Industrial

APN / Parcel ID: C06030400

Walk Score ®: 34 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Miami Valley Today (ex tenant)	-	

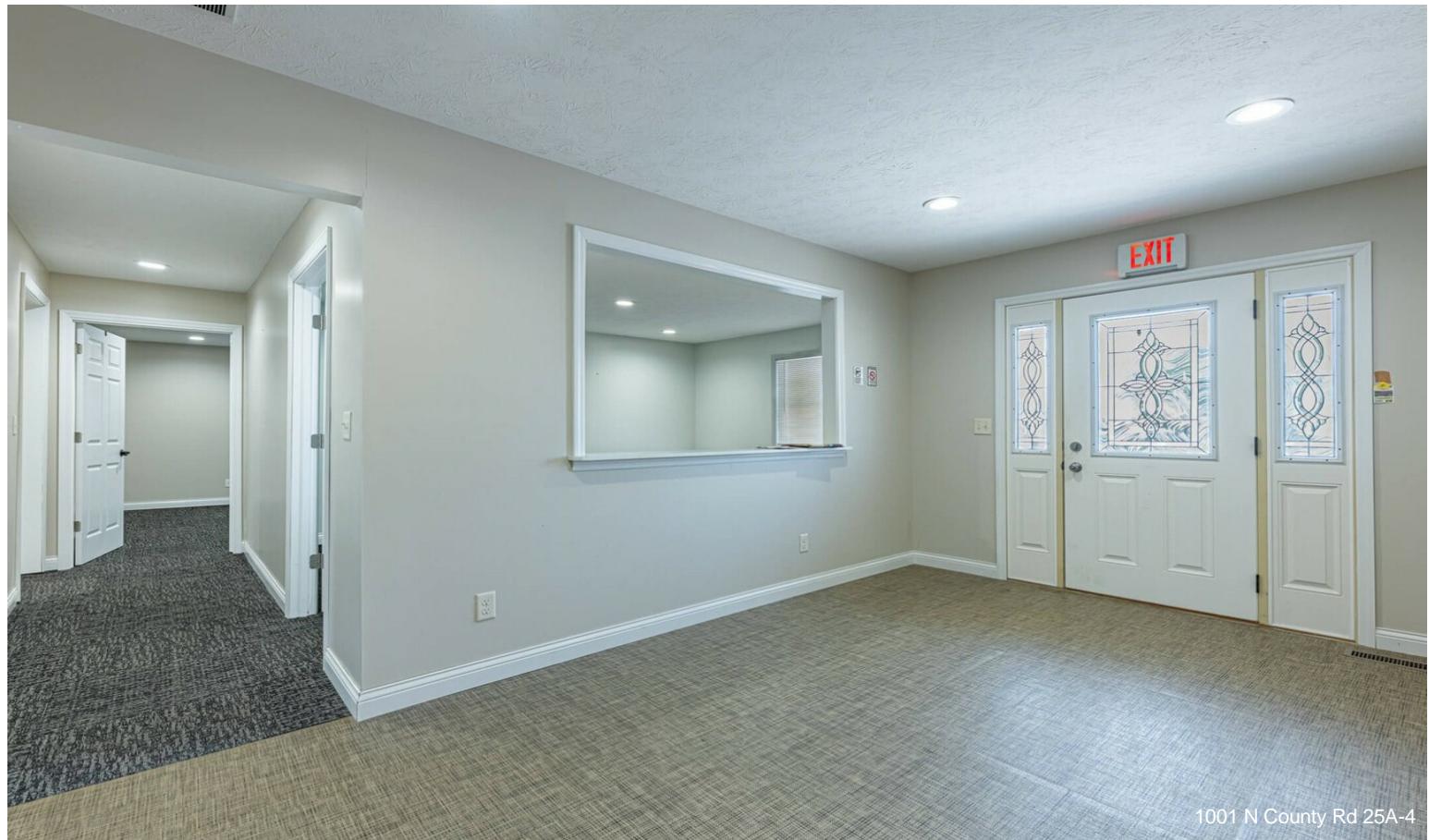


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Property Photos



Property Photos



1001 N County Rd 25A-4



1001 N County Rd 25A-5

Property Photos



1001 N County Rd 25A-6



1001 N County Rd 25A-7

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1001 N County Rd 25A-8



1001 N County Rd 25A-9

Property Photos



1001 N County Rd 25A-10



1001 N County Rd 25A-11

Property Photos



1001 N County Rd 25A-12



1001 N County Rd 25A-13

Property Photos



1001 N County Rd 25A-14



1001 N County Rd 25A-15

Property Photos



1001 N County Rd 25A-16



1001 N County Rd 25A-16

Property Photos

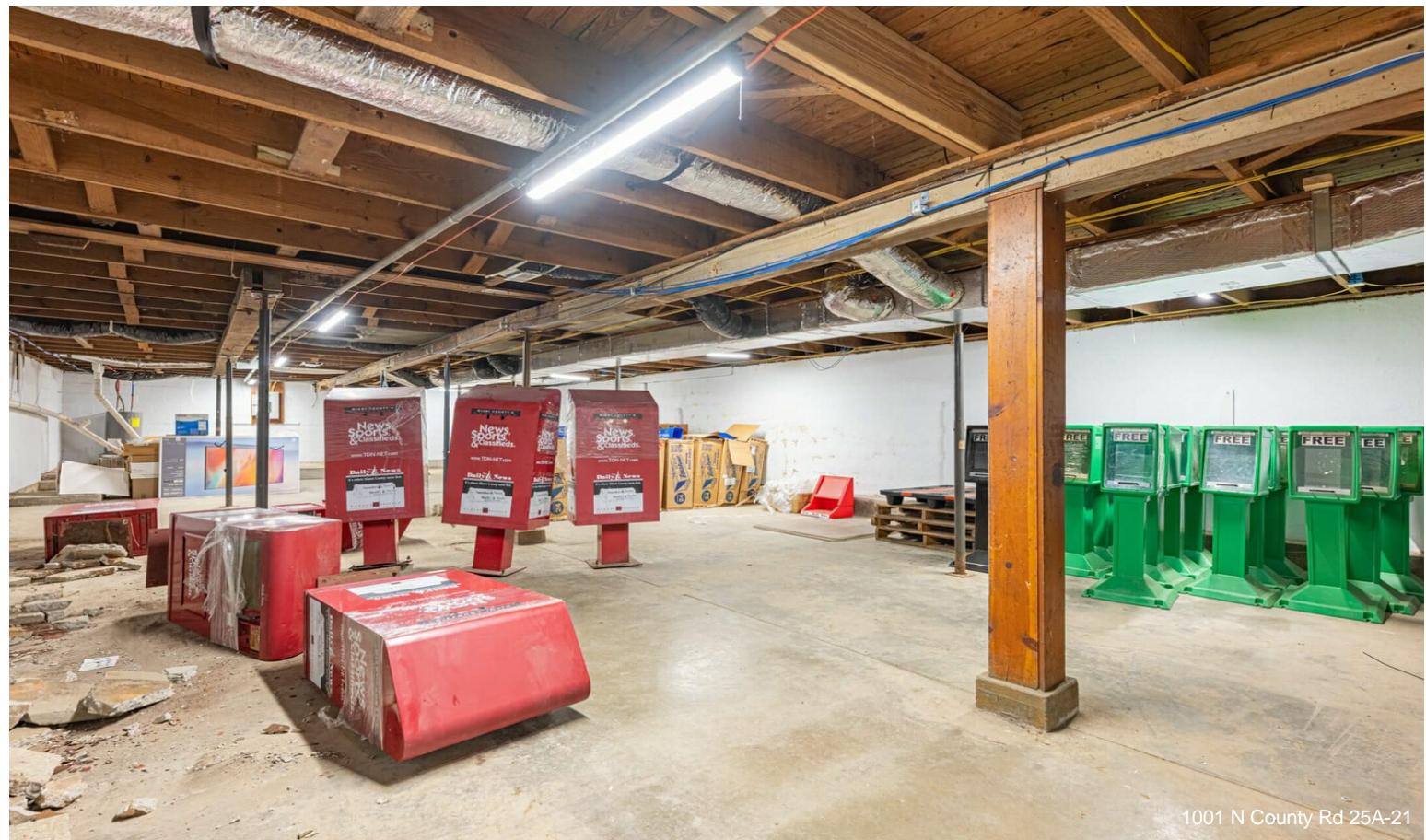


1001 N County Rd 25A-18



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Property Photos



1001 N County Rd 25A-23



1001 N County Rd 25A-33

Property Photos



1001 N County Rd 25A-25



1001 N County Rd 25A-25

Property Photos



Property Photos



Property Photos



1001 N County Rd 25A-32