



1001 N County Road 25A

1001 N County Road 25A, Troy, OH 45373



Arthur Solomon, Commercial Realtor

Coldwell Banker Heritage

331 Mount Vernon Ave, Springfield, OH 45503

solomonaa11@yahoo.com

(937) 631-5562



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

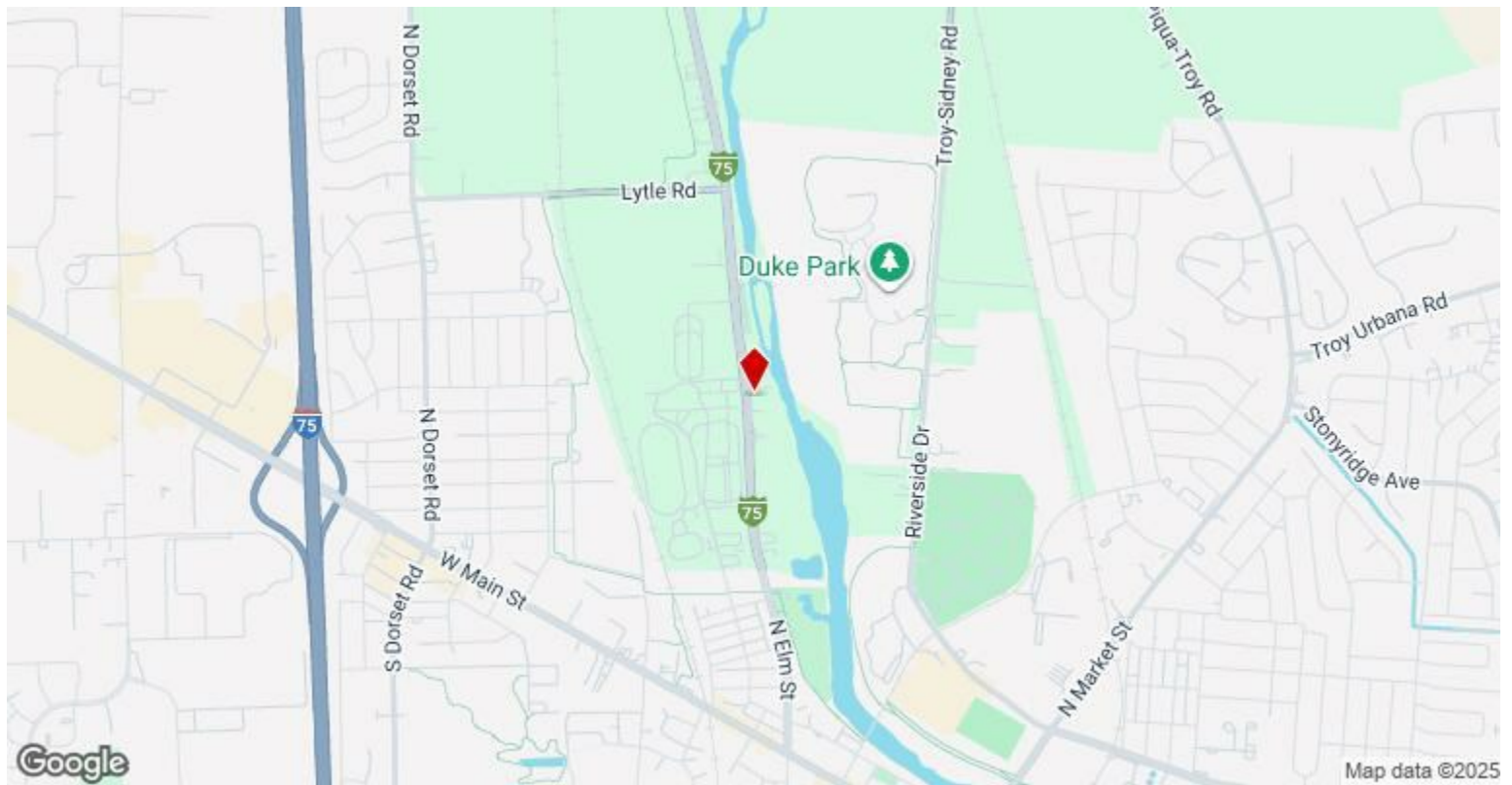
Full...



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)	-	



1001 N County Road 25A, Troy, OH 45373

Property Photos



Property Photos



Property Photos



1001 N County Rd 25A-6



1001 N County Rd 25A-7

Property Photos



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



Property Photos



Property Photos



1001 N County Rd 25A-18



1001 N County Rd 25A-19

Property Photos



1001 N County Rd 25A-20



1001 N County Rd 25A-21

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



1001 N County Rd 25A-32