

INVESTMENT SALE Medical Office Condo



5700 Gateway Boulevard

Mason, Ohio 45040

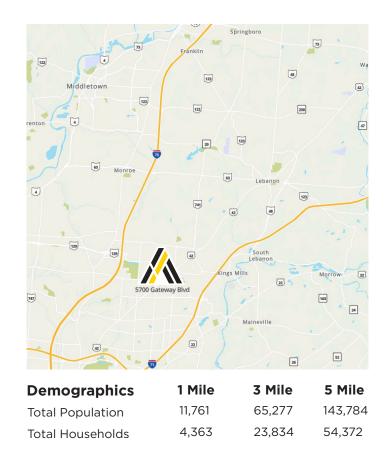
Property Highlights

- 4,093± SF Medical Office Condo for sale -Investment Sale
- **Prime Location:** High-demand area with strong demographics ideal for medical professionals
- Long-Term Lease: 10-Year lease with a reliable, credit-worthy tenant
- **High NOI:** Attractive high Net Operating Income ensuring strong cash flow
- Modern Facility: Well-maintained, state-of-the-art medical office space with multiple exam rooms, surgical suite, and ADA compliant restrooms
- Ample Parking: Convenient parking for both patients and staff with 68 spots 4/1,000
- **Operating Memorandum:** Please contact us for additional information



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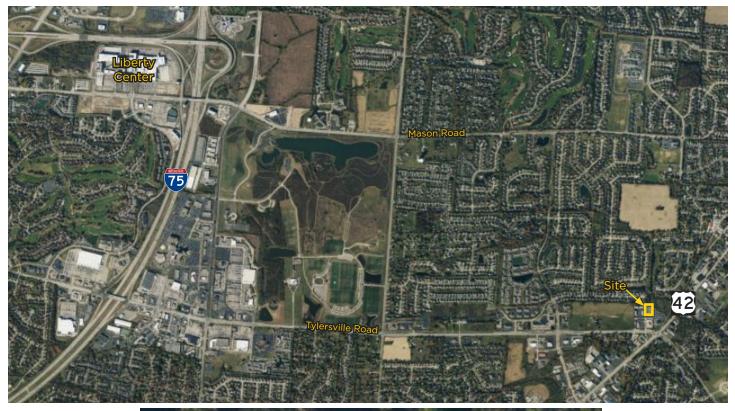
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5700 Gateway Boulevard Monroe, Ohio 45040



Aerial





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