



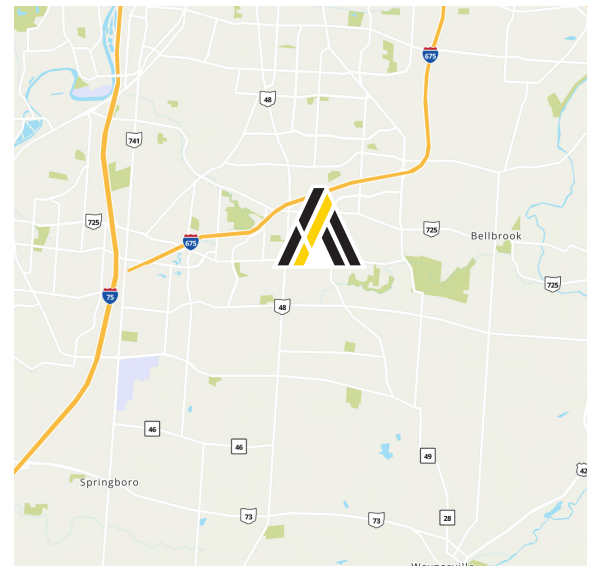
830 E. Franklin Street

Centerville, Ohio 45459

UNIT A:
\$430,000

UNIT B:
\$199,000

- **Prime Office Condo Opportunity:** A rare opportunity to purchase a move-in ready office condo in the highly desirable Franklin Woods office park, located near the intersection of Franklin Street (OH-725) and Clyo Road in Centerville.
- **Available Unit Sizes:**
 - Unit A: 3,446± SF
 - Unit B: 1,569± SF
- **Excellent Accessibility:** The property offers easy connectivity to Interstate 675 and the greater South Dayton market, while also benefiting from close proximity to Centerville's new Uptown District, featuring an expanding mix of restaurants, entertainment, and locally owned businesses.
- **Professional Office Layouts:** Both units are designed with a functional layout featuring multiple private offices with abundant natural light, conference rooms, open collaborative areas, break rooms, and private restrooms. Each unit also offers convenient parking directly outside the front entrance for employees and clients.
- **Flexible Ownership Options:** Units may be purchased individually or combined, providing flexibility for an owner-occupant, expanding professional practice, or investor seeking office ownership in a proven submarket.
- **Low-Maintenance Ownership:** Owners benefit from a low-maintenance structure, with the condominium association responsible for exterior building maintenance, parking lot upkeep, landscaping, and snow removal.
- **Established Office Community:** Franklin Woods is a well-established, professionally managed office park known for strong curb appeal, high occupancy, and long-term stability—an ideal setting for professional service firms seeking a polished and professional office environment.



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Photos



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