



Tony Witt (937) 469-8287





50 Hillside Ct

7,159 SF | 28% Leased | Office Building | Englewood, OH | \$635,000 (\$89/SF)



INVESTMENT HIGHLIGHTS

- Single story office building currently demised to 1,971 square feet (occupied) and 4,935 SF (vacant)
- 1,971 SF is currently leased to a general office tenant.
- 4,935 SF vacancy is set up for medical office and was most recently used as a sleep clinic with six
 (6) sleep rooms, each with individual restrooms.
- Exterior signage available.

EXECUTIVE SUMMARY

Single story office building on Hillside Ct. in Englewood consisting of 7,159 SF. Currently configured with two separate tenant spaces, but can be combined for a single

occupant. The two tenant spaces consist of 1,971 square feet (occupied on a short term lease) and 4,935 SF (vacant).

PROPERTY FACTS

Sale Type Investment or Owner User

Property Type Office

Property Subtype Medical

Building Size 7,159 SF

Building Class B

Year Built 1988

Price \$635,000

Price Per SF \$89

Percent Leased 28%

Tenancy Multiple

Building Height 1 Story

Typical Floor Size 7,159 SF

Building FAR 0.21

Land Acres 0.77 AC

Zoning C-4 - Office and Industrial Sales - Service Park District

Parking 36 Spaces (5.03 Spaces per 1,000 SF Leased)

Opportunity Zone No

TRANSPORTATION



Dayton International Airport 12 min drive 5.7 mi

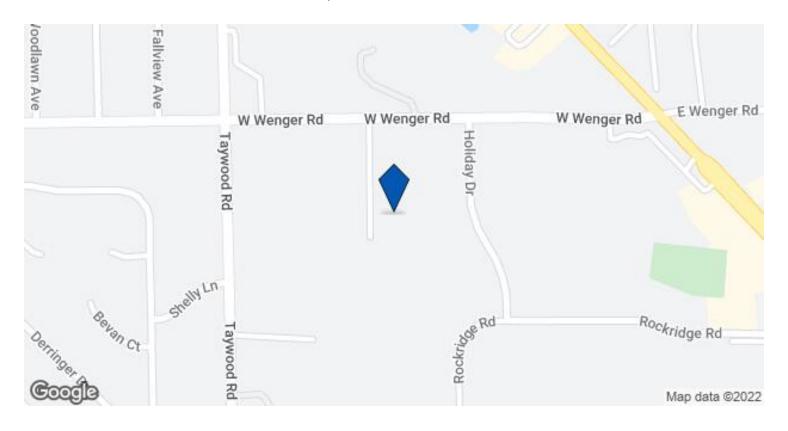
PROPERTY TAXES

Parcel Numbers M057-0008- Improvements \$309,310

020-0003 Assessment

Land Assessment \$131,100 Total Assessment \$440,410

MAP OF 50 HILLSIDE CT ENGLEWOOD, OH 45322



ADDITIONAL PHOTOS

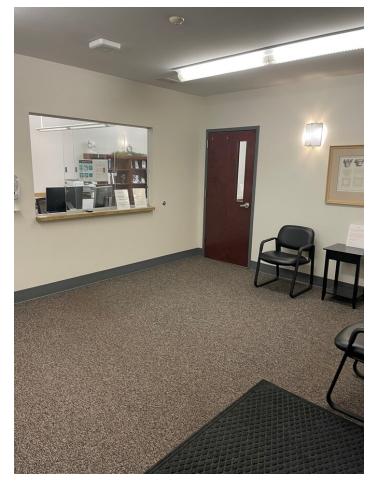




Monument Sign Entry







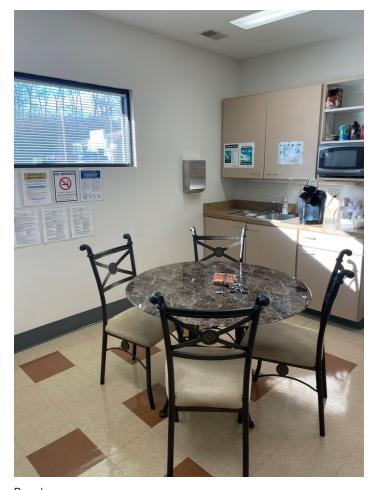
Reception



Exam

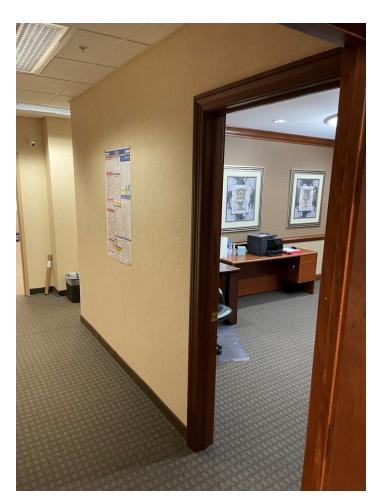


Office

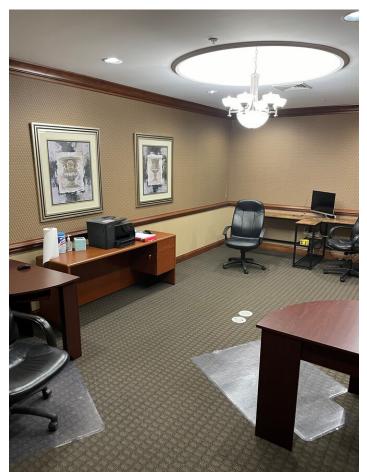




Listing ID: 24889251



Printer Workstation



Office IV



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Address: 50 Hillside Ct, Englewood, OH

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