



Tony Witt  
(937) 469-8287



Amber Wenzler  
(937) 469-8258



## 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

 AIRPORT

Dayton International Airport	12 min drive	5.7 mi
------------------------------	--------------	--------

PROPERTY TAXES

Parcel Numbers	M057-0008-020-0003	Improvements Assessment	\$309,310
Land Assessment	\$131,100	Total Assessment	\$440,410

MAP OF 50 HILLSIDE CT ENGLEWOOD, OH 45322



ADDITIONAL PHOTOS



Monument Sign



Entry





Reception II



Exam



Reception



Office





Break room



Office IV



Printer



Workstation

**Address:** 50 Hillside Ct, Englewood, OH

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.