

**PriMED Physicians MOB**  
**948 Patterson Rd,**  
**Dayton, OH 45419**



**Investment Summary**

- 6,000 SF single-tenant medical office building occupied by PriMED Physicians
- PriMED Physicians is an independent, physician owned medical group offering primary care and advanced specialized care with 20+ offices in the Dayton region
- Recent improvements include a new roof and the addition of a second medical lab
- Asking price of \$1,300,000 at a 7.35% cap rate

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