

Middletown Medical Building For Lease!

\$10/SF



**4216 Grand Ave.
Middletown 45044**

PROPERTY FEATURES:

- 1,791 SF of Existing Medical Space
- Can be Combined with 22,500 SF in Back
- Several Patient Rooms
- Signage Opportunity- Freestanding
- \$10/SF NNN



□ Commercial
□ Investment
□ CRE

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Fact Sheet

Price:	\$10/SF
Service Type:	Negotiable
County:	Butler
City:	Middletown
Building Size:	1,791 SF
Parking Spaces:	125+ Shared
Electrical:	3-Phase
Restrooms:	1+
Fire:	Fire Alarms, No Fire Suppression System

Property Description:

In the heart of Middletown, find this beautiful 1,791SF Medical Building. With tons of parking, a large reception/ waiting area, several patient treatment rooms, this building is perfect for a growing business. Signage opportunity freestanding in front of building can act as a billboard for your business on this busy road. Your business can make the most of this location with over 125 parking spaces. Conveniently close to I-75 (2 Miles) allowing people from far and wide to easily access your services! This building can be leased with large medical building in back, totalling 24,291 square feet.



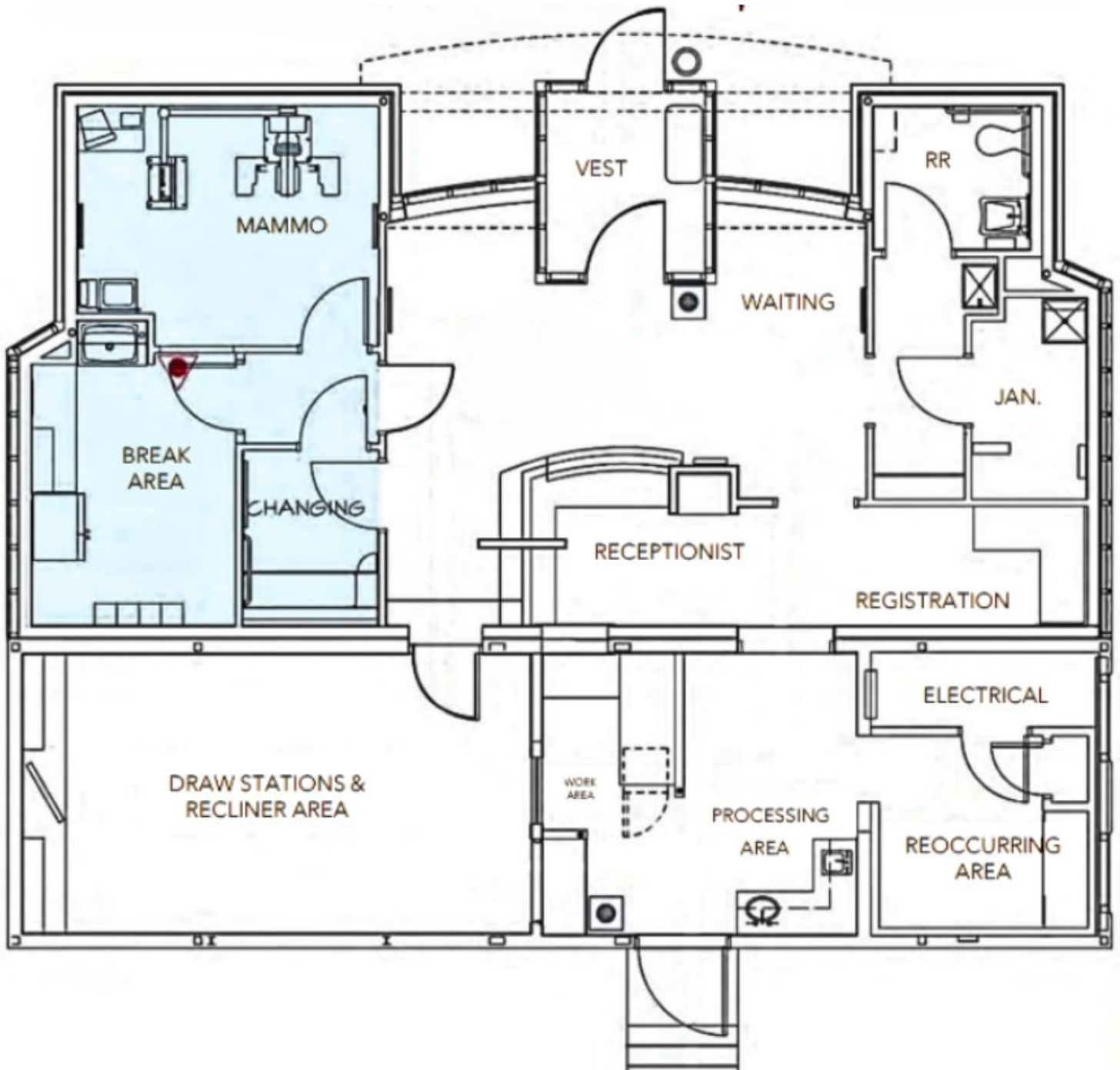
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Real Estate Services



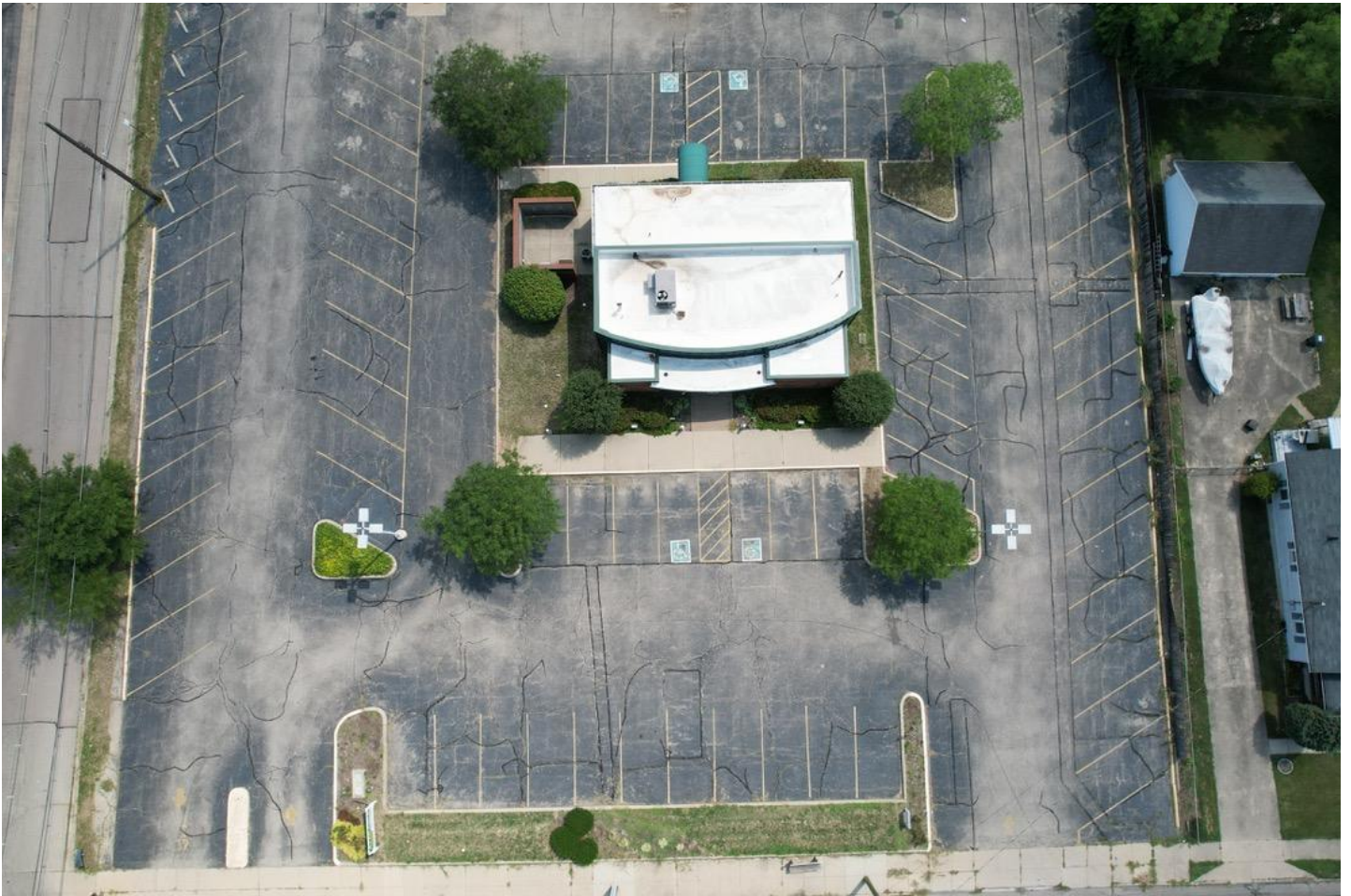






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