



OBERER

REALTY SERVICES, LTD.

FOR SALE

1625 S. ALEX ROAD

West Carrollton, OH 45449



- **FOR SALE: 2,942 +/- SF OFFICE BUILDING** situated on 0.646 acres
- **EXCELLENT CORNER LOCATION** on S. Alex Road at Elm Street between SR 725 and downtown West Carrollton in a well-established neighborhood
- **SIGNALIZED ACCESS**
- **CENTRAL LOCATION CONVENIENT TO/FROM SR 725, I-75, Miamisburg/Miami Township, West Carrollton, Germantown, Moraine**
- **SITUATED AMID A DENSE POPULATION BASE**
- **WELL-SUITED FOR MEDICAL USE** featuring reception areas, exam rooms, nurses stations, and private offices on both the ground floor and lower level with a handicap accessible ramp to the lower level
- **CONTACT JOHN ORR AT 937-910-0851** for more information



WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial