

**PRICE REDUCED!**

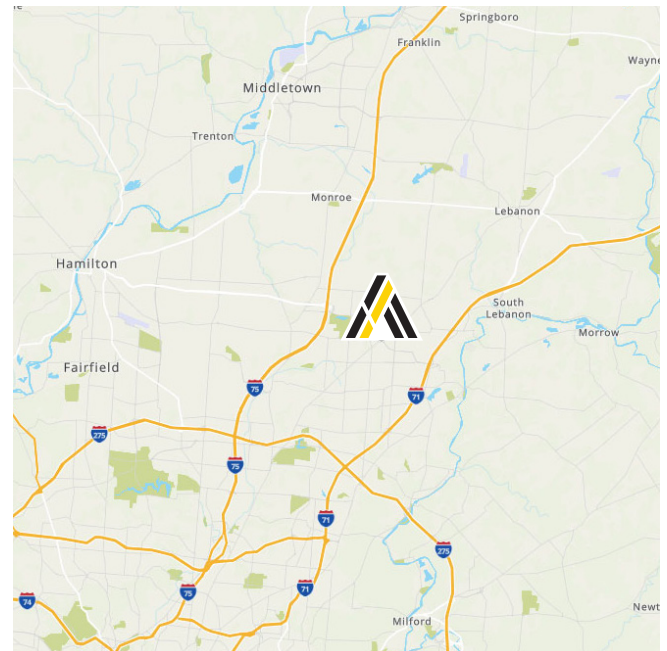
## 5650 Tylersville Road

Mason, Ohio 45040

**SALE PRICE:**~~\$2,995,000~~**\$2,450,000**

### Property Highlights

- **Fully Leased, Single-Tenant Investment:** Secure a high-quality investment with a fully leased commercial property, providing immediate cash flow from a reputable tenant.
- **Long-Term Lease Stability:** With over 10 years remaining on the lease, enjoy the peace of mind that comes with a stable, long-term rental agreement.
- **Established Tenant:** Warped Wing Brewing Company, a successful local brewery with over 10 years of operational experience and a strong presence in the Dayton/Northern Cincinnati area.
- **Strong Market Demand:** Capitalize on the growing popularity of craft breweries, positioning your investment in a thriving segment of the market.
- **Prime Location:** Located at the busy intersection of Tylersville Road and Reading Road offering prime visibility near the heart of Mason. Mason Ohio is ranked #5 on Fortune's top 50 list for "Best Places to Live for Families" and is fast-growing, with a 332% population increase over the last 13 years.

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## Aerial



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