

## Offering Summary

Price	\$244,000
GSF	2,968 SF
# of Floors	2
Year Built	1985

## Property Overview

Office condo with finished lower level. Office is currently leased. Total of 2968 SF per county records. Seven offices and two restrooms. Rear ingress and egress from lower level. Easy parking and access for clients. 1/2 mile from restaurant row. Current tenant has successful business. Basement has walkout and utility room as well. Long time owner. All lease agreements, Management documentation available upon request. A really good and solid investment opportunity!

Rodney Muterspaw  
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**Professional Realty**  
5700 Gateway Ste. 200  
Mason, OH 45040  
513.755.4400  
<https://www.bhhs.com/professional-realty-oh301>

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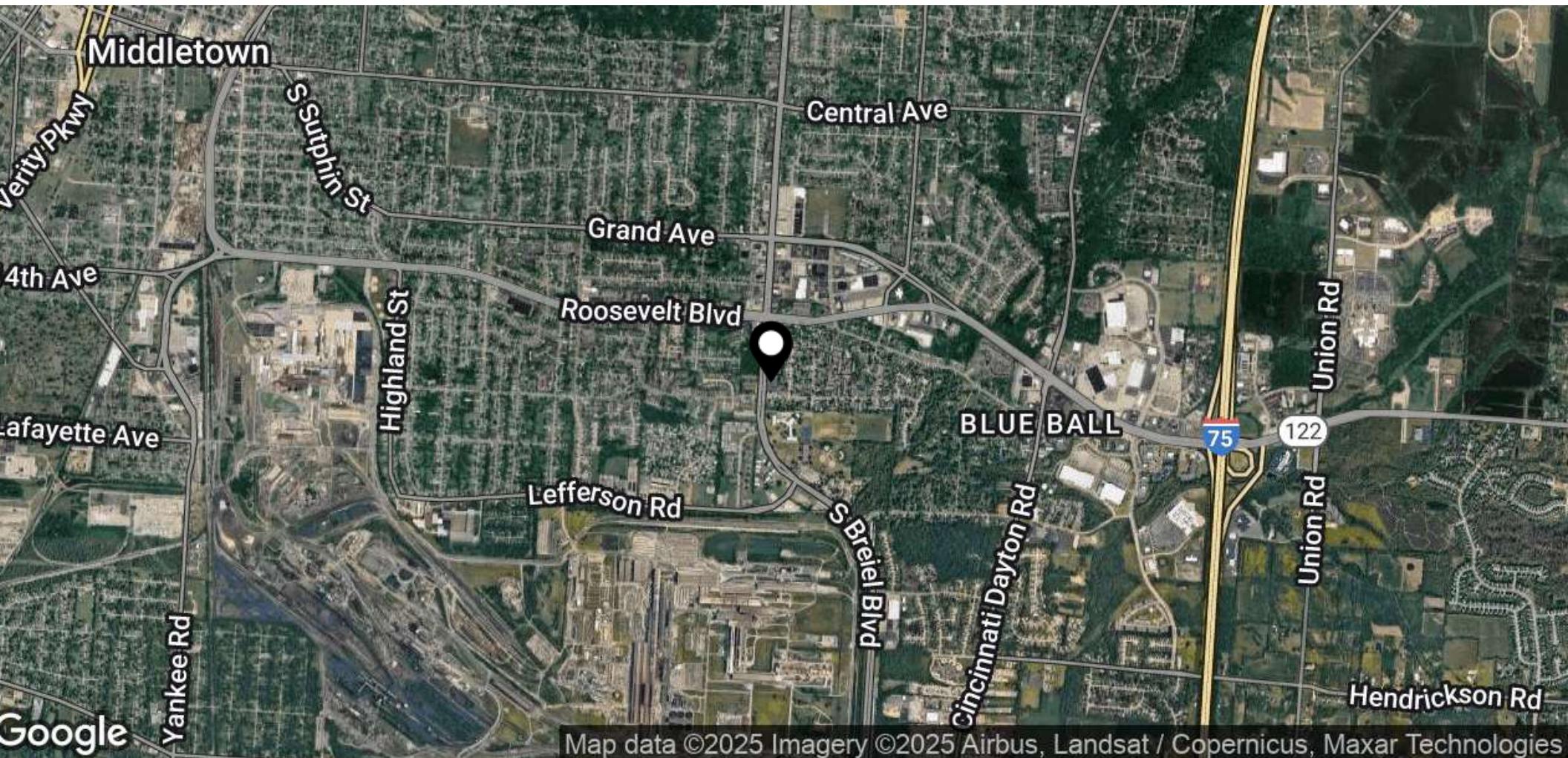
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# 1717 S Breiel Blvd

Middletown, OH 45044

FOR SALE

Location Map



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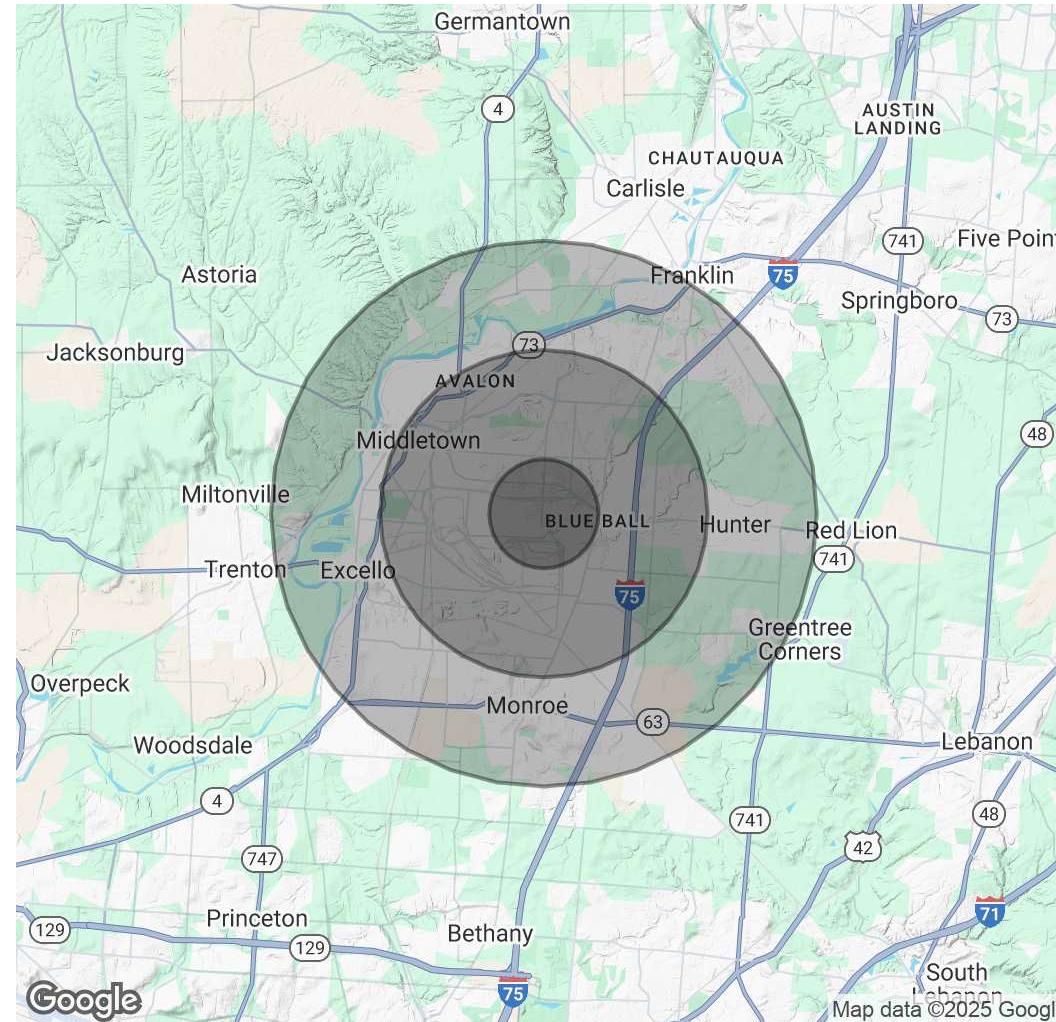
Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	10,267	49,576	94,119
Average Age	40	41	40
Average Age (Male)	38	40	39
Average Age (Female)	41	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,618	20,818	36,739
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$59,556	\$71,562	\$82,222
Average House Value	\$145,465	\$186,495	\$211,257

Demographics data derived from AlphaMap



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