



Suites i

7908 Cincinnati Dayton Rd, West Chester, OH 45069



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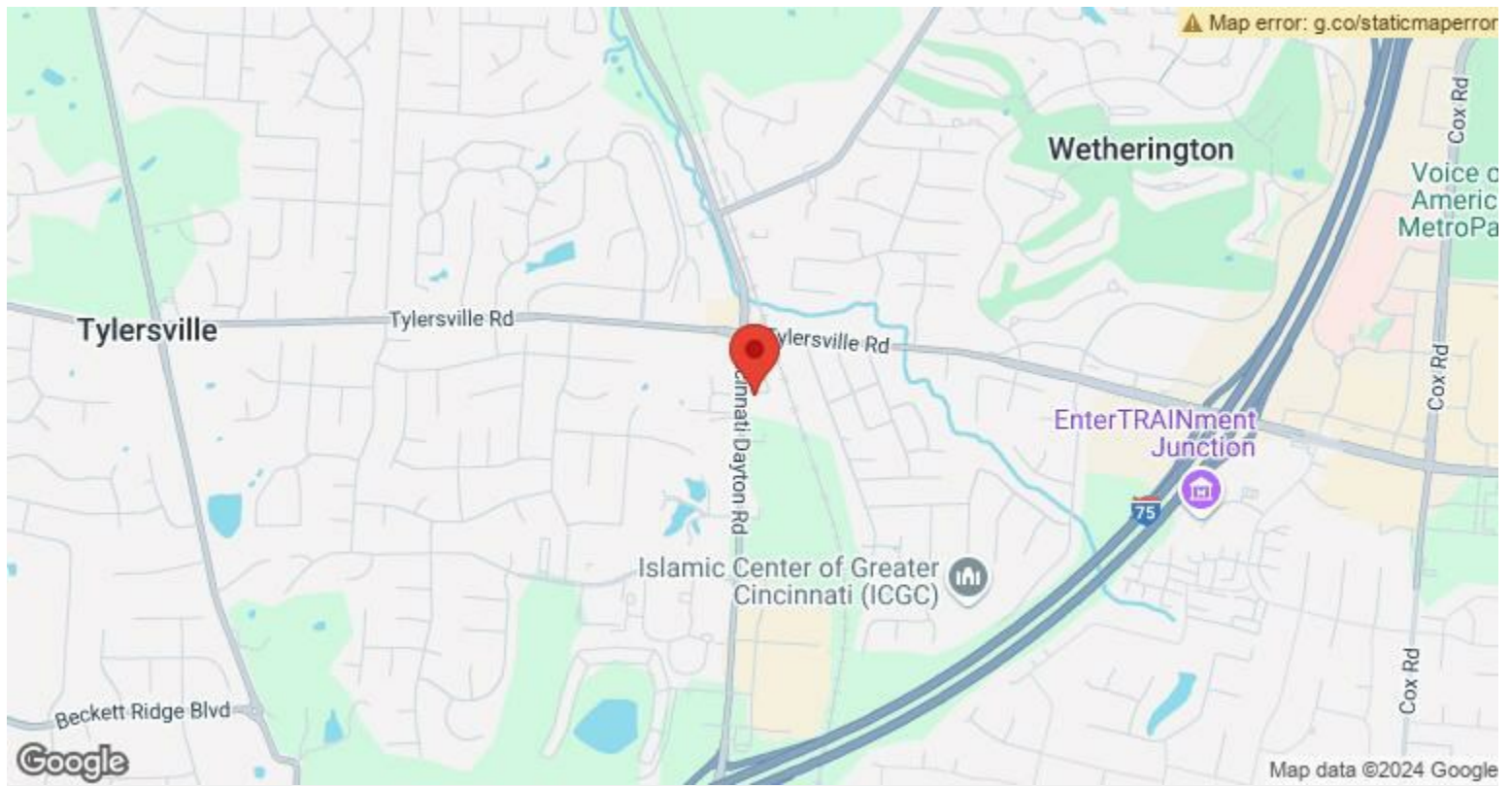
\$425,000

Attn investors & business owners! 7.8% cap rate income producing property. Currently 3 leased office condos with 3 tenant spaces (could even be 4) at just shy of% cap rate. Total 3120 SF in building incl 1st floor & lower level. This is a fully leased 1 floor office condo space that also has a finished basement space. There are 3 separate entrances into 3 separate tenant spaces. All 3 units are currently leased. Great opportunity for small business owner to occupy 1-2 spaces and collect rent to offset monthly payment/expenses with rent from other(s). Total rentable space is 3120 SF. Half on 1st floor and half on lower level. Listing agent is landlord and owner....

- Faces Cincinnati Dayton Rd!
- Just south of Tylersville
- Next to Blondie's and ACE Hardware.
- Less than 10 minutes from I-75



Price:	\$425,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.80%
Lot Size:	0.15 AC
Gross Building Area:	3,300 SF
Rentable Building Area:	3,120 SF
No. Stories:	2
Year Built:	1986
Tenancy:	Multiple
Parking Ratio:	7.4/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	M5640-276-000-007
Walk Score @:	59 (Somewhat Walkable)



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Property Photos



Building Photo



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Interior Photo

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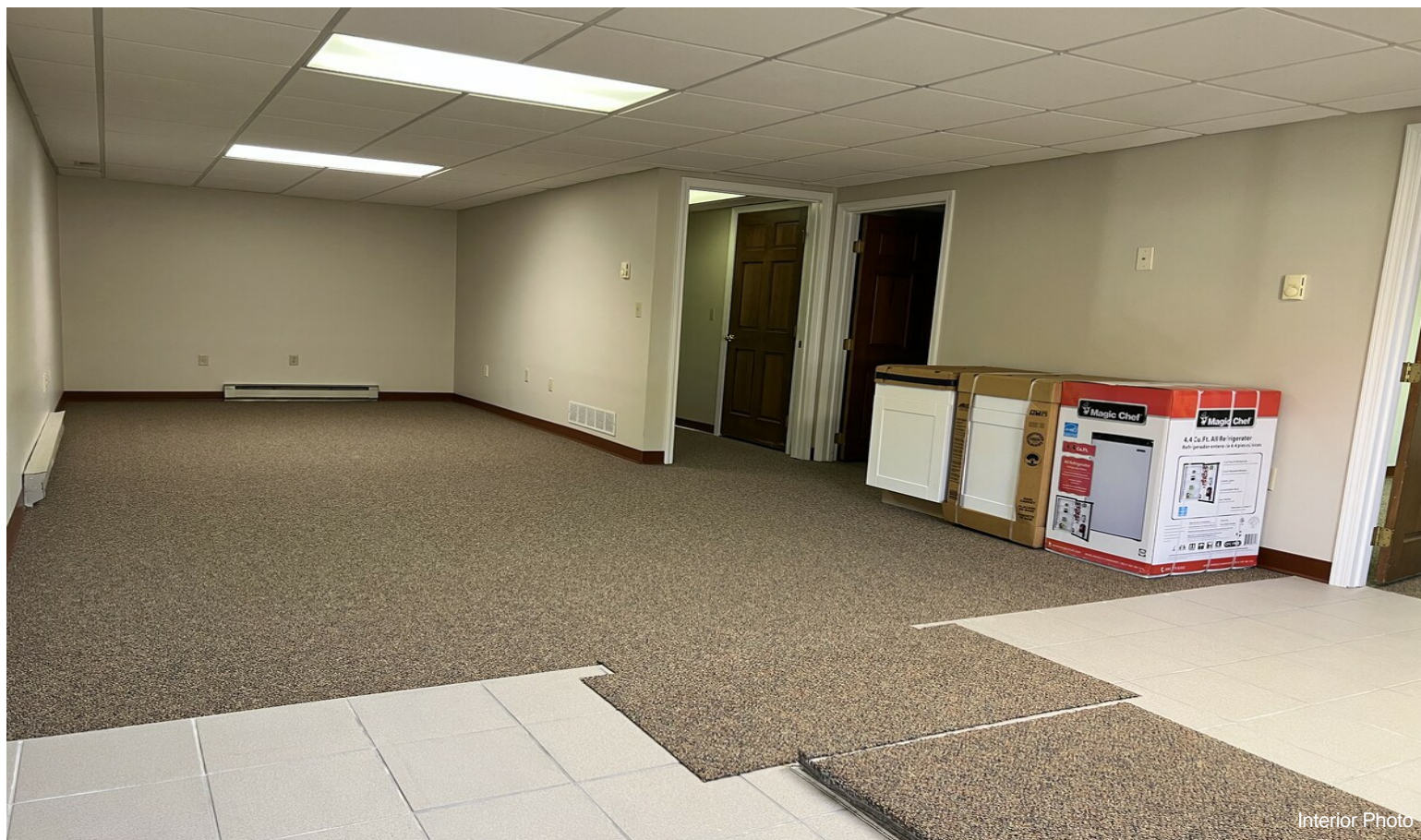


Interior Photo



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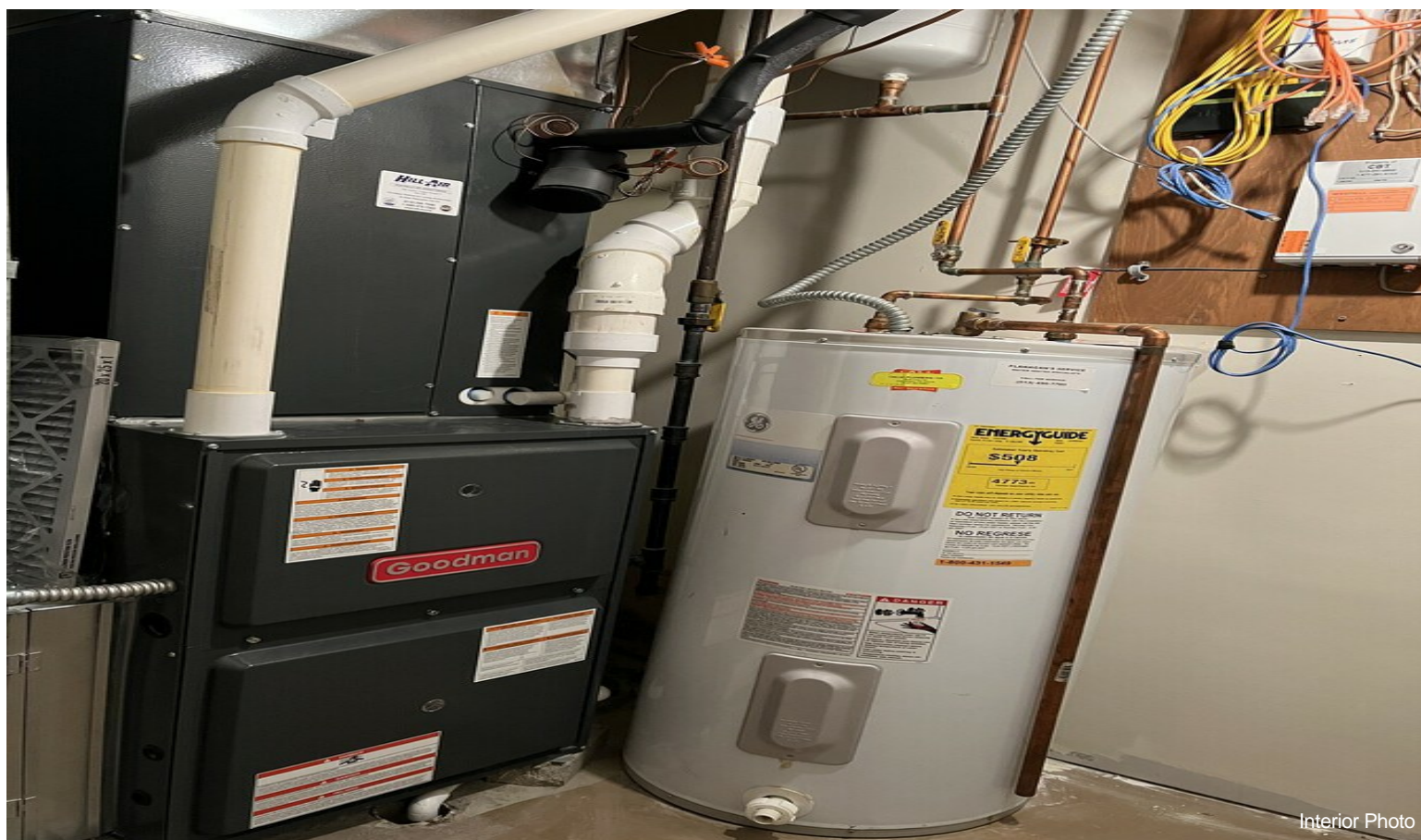


Interior Photo

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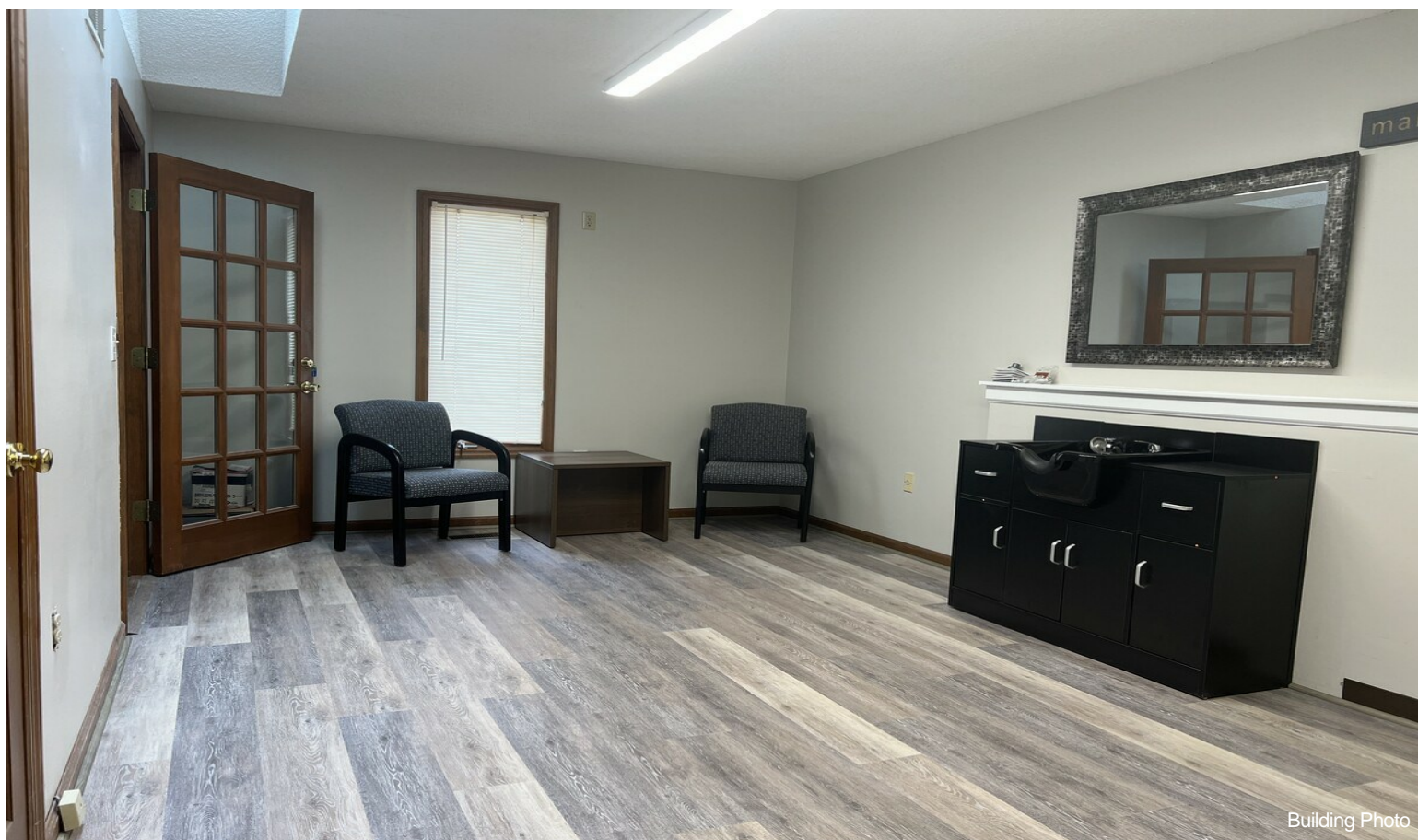


Interior Photo



Interior Photo

Property Photos



Property Photos



Building Photo



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