



VIDEO

PROPERTY DESCRIPTION

Presenting an exceptional opportunity for office building investors, this 7,152 SF property boasts a prime location in the Cincinnati Dayton area. With 100% occupancy, modern amenities, and a professional tenant base, it offers a compelling investment proposition. Built in 1974 and zoned O-1, this well-maintained building ensures high visibility and easy access for tenants. Ample parking, strong rental history, and its proximity to major highways further enhance its appeal. Don't miss the chance to acquire this attractive asset with a solid track record and promising potential for long-term returns in the thriving Cincinnati Dayton market.

PROPERTY HIGHLIGHTS

- - 7,152 SF building
- - 1 unit
- - Zoned O-1
- - Ample parking

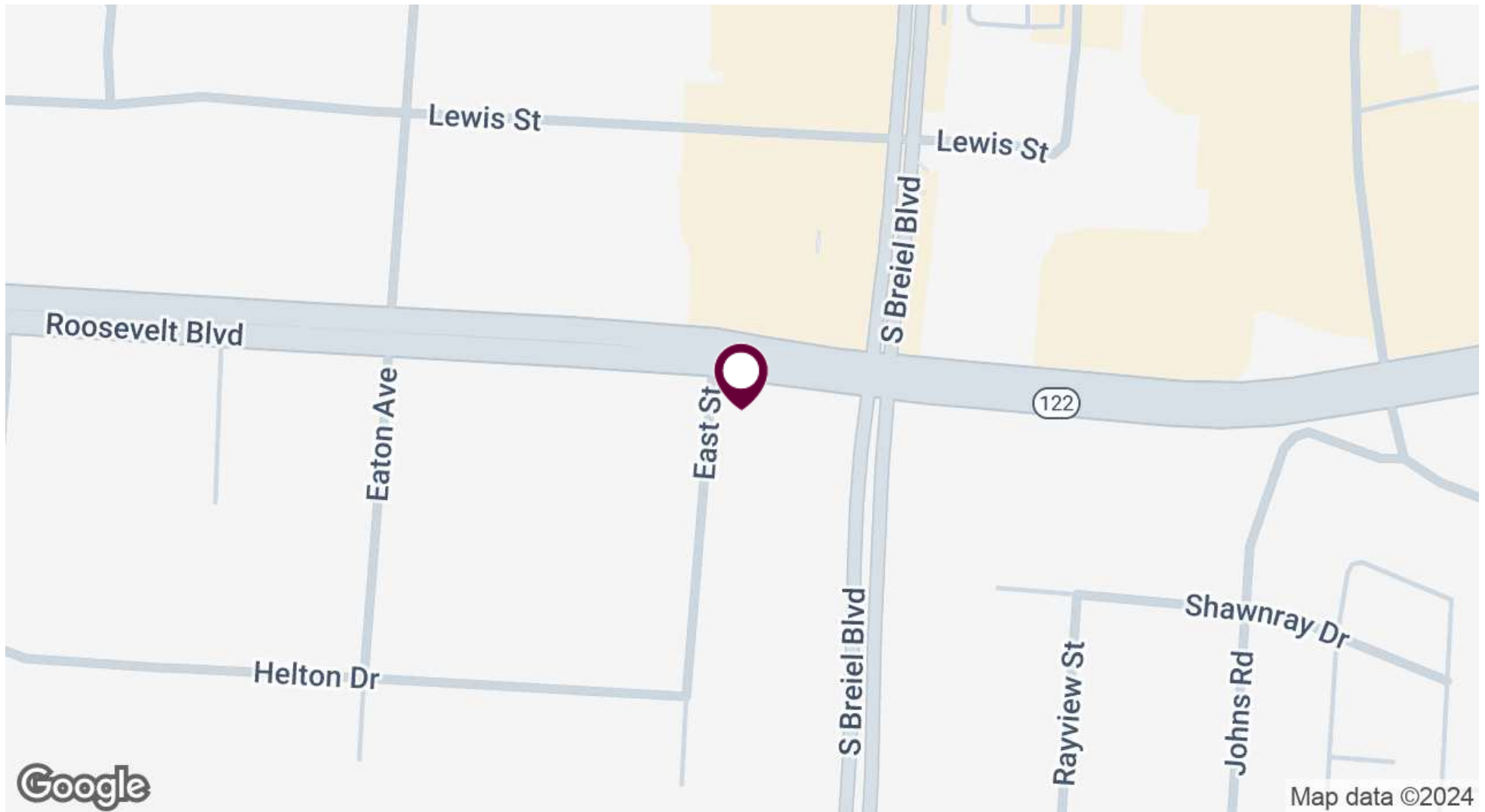
For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
 513.204.9539
 commercial@bhhspro.com

OFFERING SUMMARY

Sale Price:	\$650,000
Number of Units:	1
Lot Size:	42,843 SF
Building Size:	7,152 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,088	12,966	21,599
Total Population	11,399	30,448	51,297
Average HH Income	\$62,178	\$72,634	\$70,905



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Property Type	Office
Property Subtype	Office Building
APN	N1DBQ6542-064.000-077, Q6542-064.000-078
Building Size	7,152 SF
Lot Size	42,843 SF
Building Class	C
Year Built	1974
Number of Floors	2
Average Floor Size	-1 SF
Number of Buildings	2

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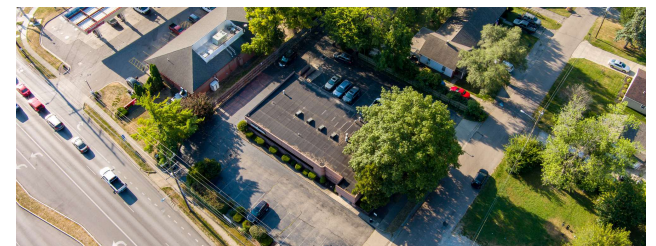
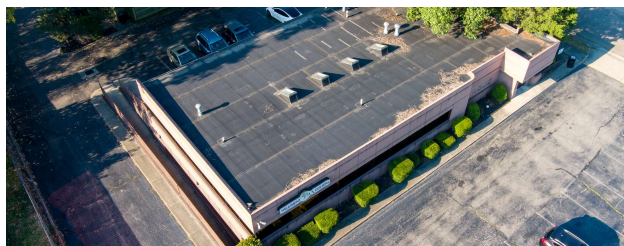
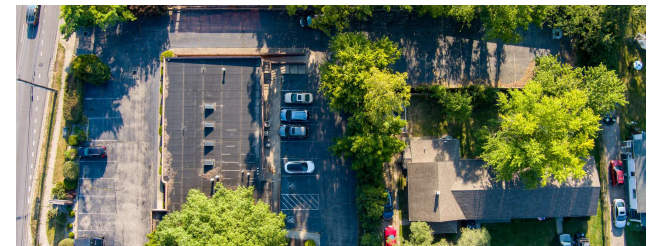
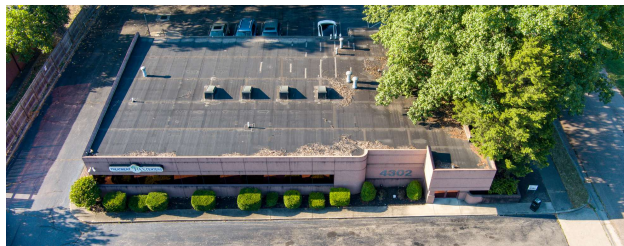
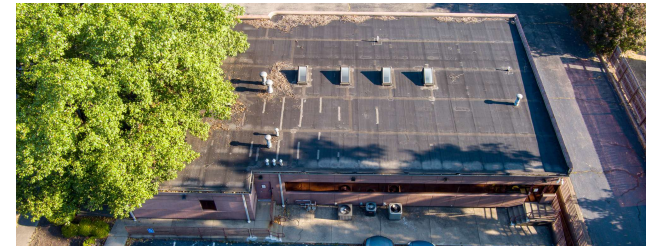
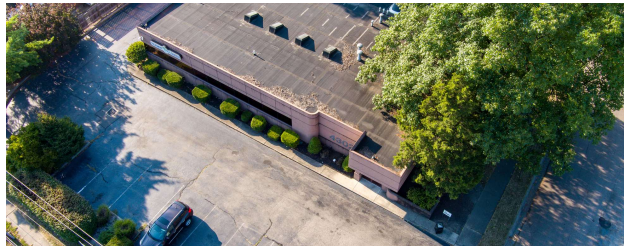
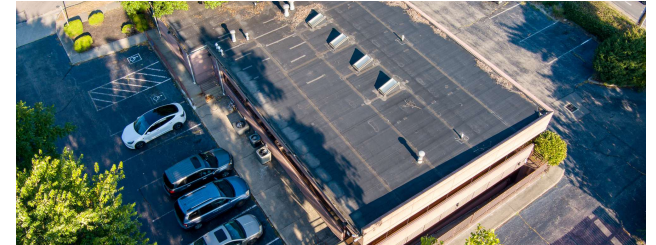
- - 7,152 SF building
- - Zoned O-1
- - Located in Cincinnati Dayton area
- - 100% occupancy
- - Ample parking
- - High visibility
- - Well-maintained
- - Proximity to major highways
- - Strong rental history

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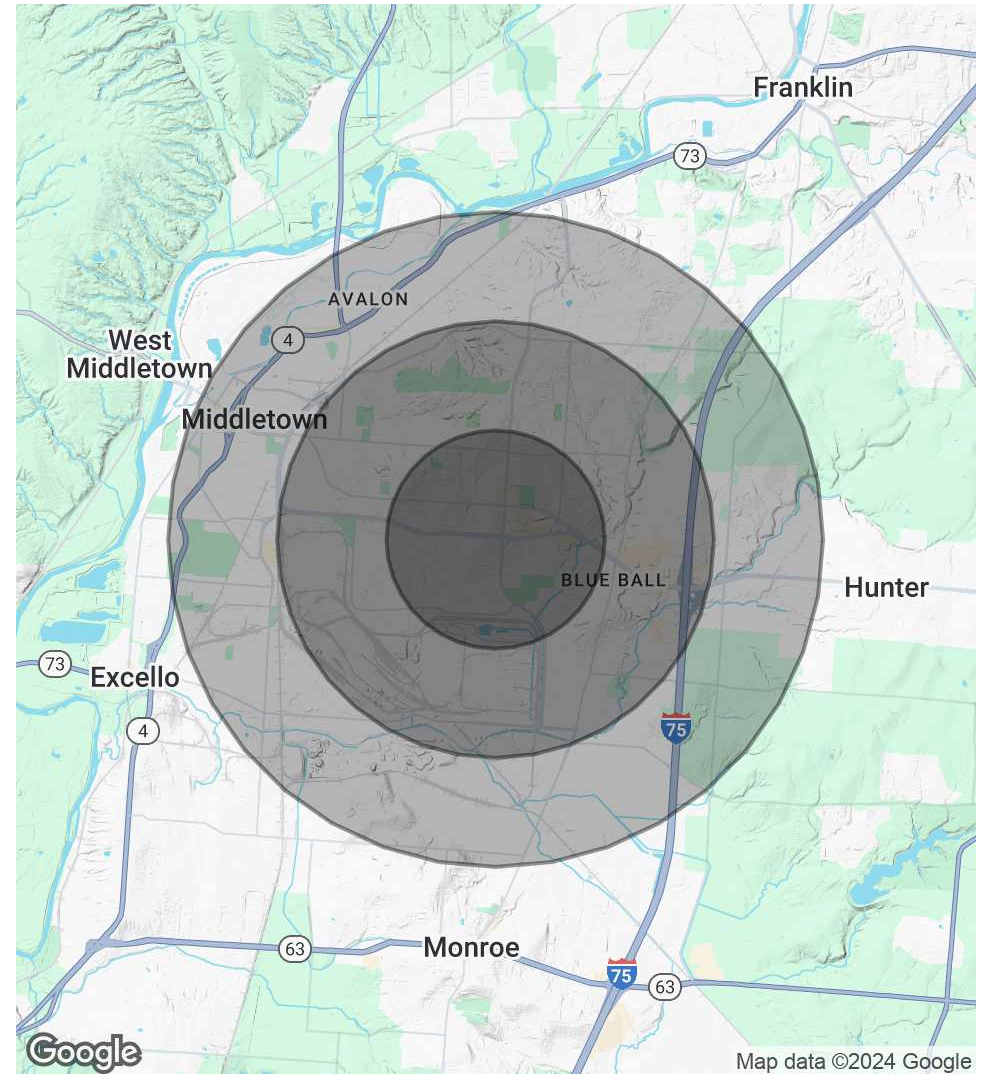
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,399	30,448	51,297
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,088	12,966	21,599
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$62,178	\$72,634	\$70,905
Average House Value	\$148,372	\$181,162	\$191,725

Demographics data derived from AlphaMap



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