



## OFFERING SUMMARY

Sale Price:	\$774,900
Building Size:	4,000 SF
Lot Size:	1.58 Acres
Price / SF:	\$193.72
Year Built:	2005
Zoning:	B-1
Market:	Cincinnati
Submarket:	Eastern Cincinnati
Traffic Count:	35,000

## PROPERTY OVERVIEW

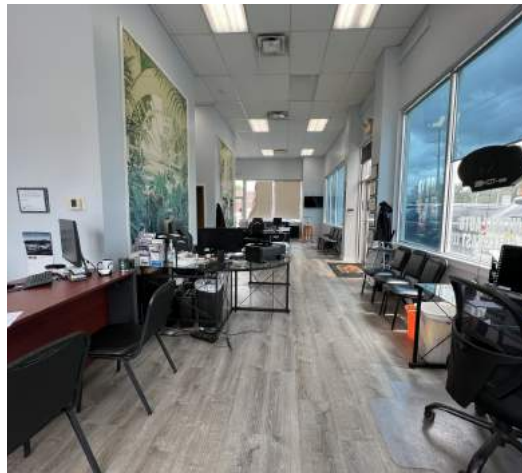
4000 sq ft commercial building on 1.58 acres. Incredible opportunity for many types of businesses to operate out this versatile flex space. Currently used as an automotive sales and service center, the building has a mix of office (~1,000sqft) and Warehouse (~3,000 sqft). The sales office is open and has a reception area with 2 ADA bathrooms. The service area has three drive through bays: three, 12x14 doors on opposite sides of the building (6 doors in total). 18' clear height and fully clear span. Trench drains in each bay that connects to grease trap. Metal constructed building and fully insulated. Heat provided to the service area. Office is fully conditioned. Most FF & E are being sold with the property which includes the automotive lifts. Owner controls the property behind the subject property and can be purchased to create an ingress/egress point to McMann Rd. This will provide an outlet to the light on Merwin Ten Mile Rd/ St Rt 125 intersection.

## PROPERTY HIGHLIGHTS

- 4000 sq ft commercial building on 1.58 acres.
- Versatile flex space with a mix of office (~1,000sqft) and Warehouse (~3,000 sqft).
- Three drive through bays: three, 12x14 doors on opposite sides of the building (6 doors in total).
- 18' clear height and fully clear span.
- Metal constructed building and fully insulated.
- Parking for roughly 50 vehicles.
- Owner controls the property behind the subject property and can be purchased to create ingress/egress.



# ADDITIONAL PHOTOS



**BEN TRAUTMANN**  
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**OFFICE BUILDING FOR SALE**

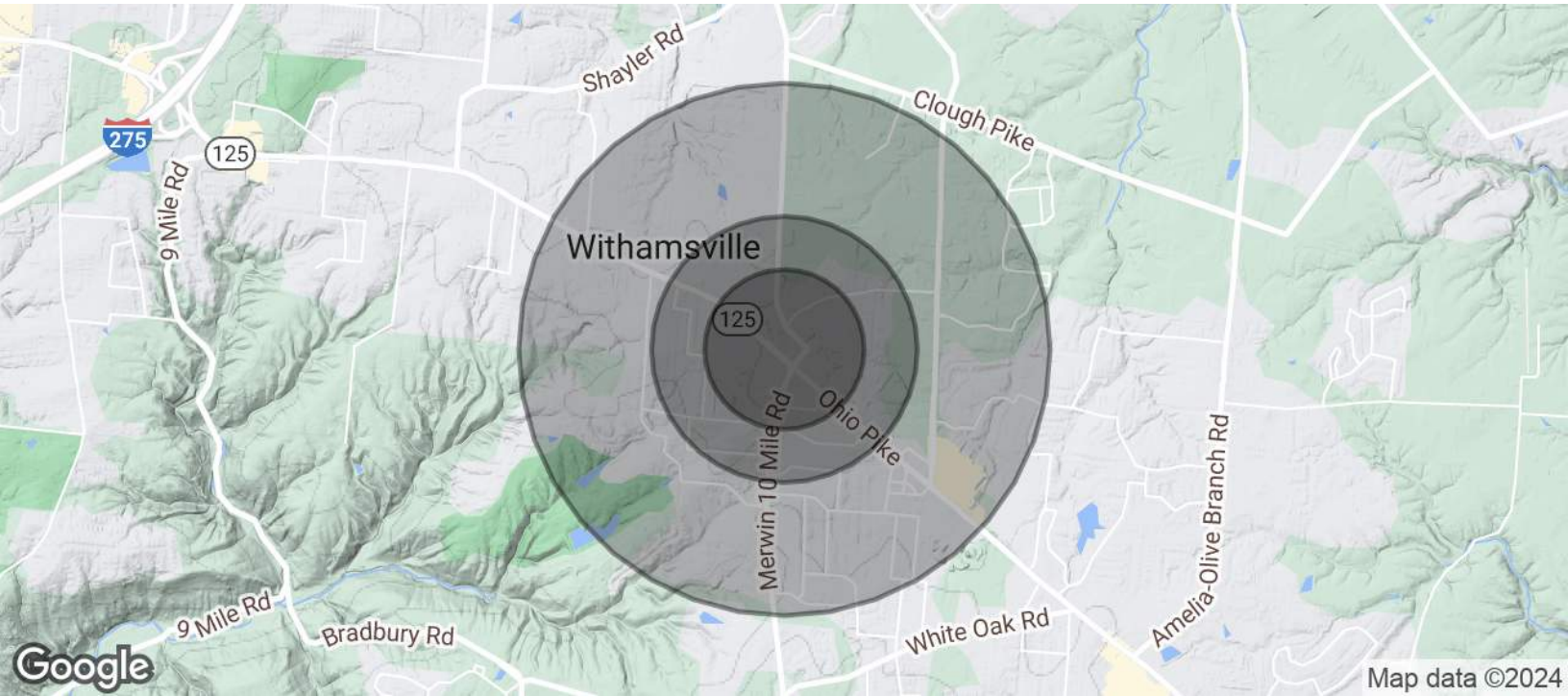




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**OFFICE BUILDING FOR SALE**





<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	321	1,237	5,239
Average Age	43	44	42
Average Age (Male)	42	42	41
Average Age (Female)	44	45	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	137	533	2,197
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$88,559	\$88,679	\$84,966
Average House Value	\$241,193	\$247,647	\$255,514

Demographics data derived from AlphaMap