

5720 Gateway Blvd  
Mason, OH 45040

**FOR SALE**

**Suite 203  
Office Condo  
2,024 +/- SF**

**NALBergman**



+1 513 769 1700



bergmancommercial.com



4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

## 5720 Gateway Blvd

Introducing prime office condominium suite in Mason, OH. Class A, +/- 2,024 SF, zoned BUS PUD, 6+ private offices, 2 restrooms, kitchenette, and professionally maintained common areas. Ideal for professional owner-operators, or as a investment opportunity. For sale price of \$350,000.

### Property Details

- Well Maintained Second Floor Office Condo Available
- 2,024+/-SF Suite Great for Professional Owner-Operators
- Includes 6+ Offices, Reception, Kitchen, Bathrooms, & Ample Parking
- Common Areas are Professionally Maintained
- Sale Price: \$350,000

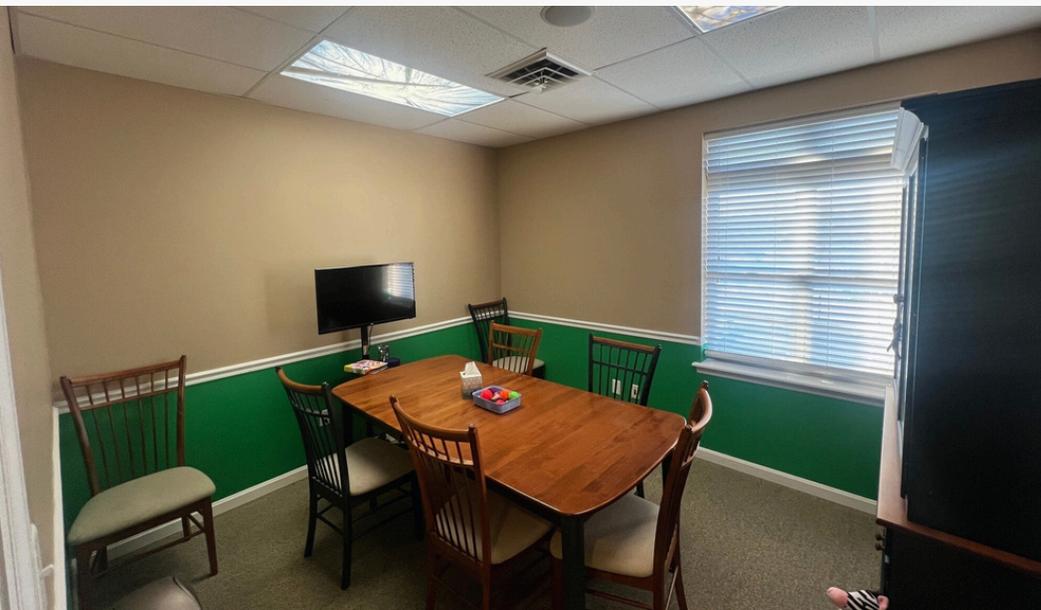


## Recent Capital Investments

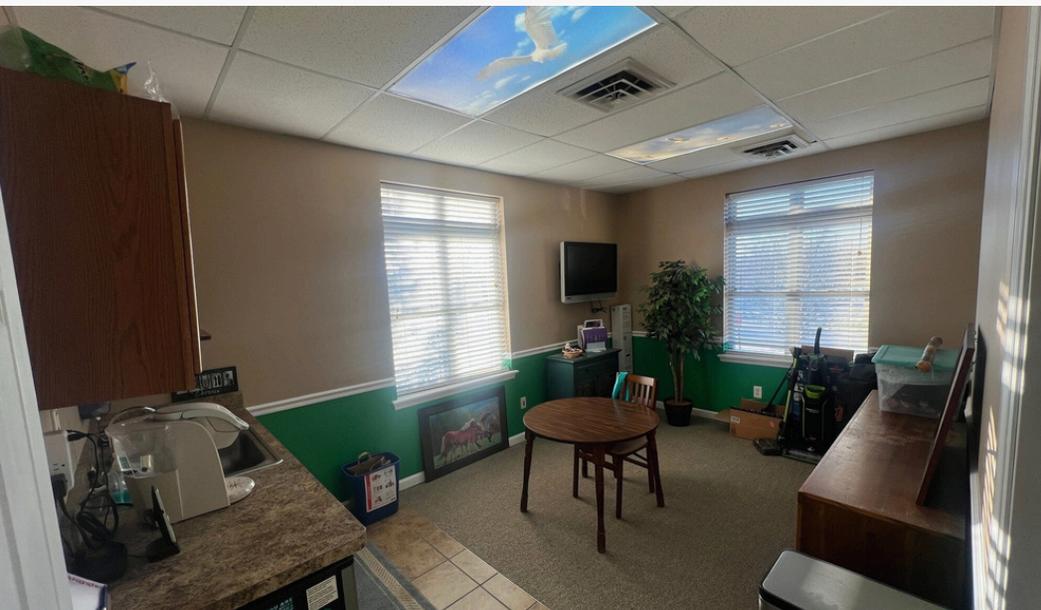
Significant investments have recently been made to improve building systems, technology, lighting and flooring.

Improvement	Description	Amount	Date
HVAC Systems	New high efficiency gas furnaces, air conditioners, digital thermostats and 10-year parts warranties installed for both Suite 203 and 204	\$19,303.00	Sep 2023
Audio System	State-of-the-art system added featuring wall-mounted amplifier rack, 12 in-ceiling speakers, streaming interface, and conveniently located volume controls	\$3,405.00	Jan 2023
LED Lighting	Modern upgrade completed with 25 new recessed lights, 6 dimmers, and conversion of existing fluorescent fixtures to LED	\$5,444.00	Dec 2022
Carpeting	Fresh carpeting installed to revitalize the space	\$5,934.22	Mar 2023
<b>Total</b>		\$34,086.22	

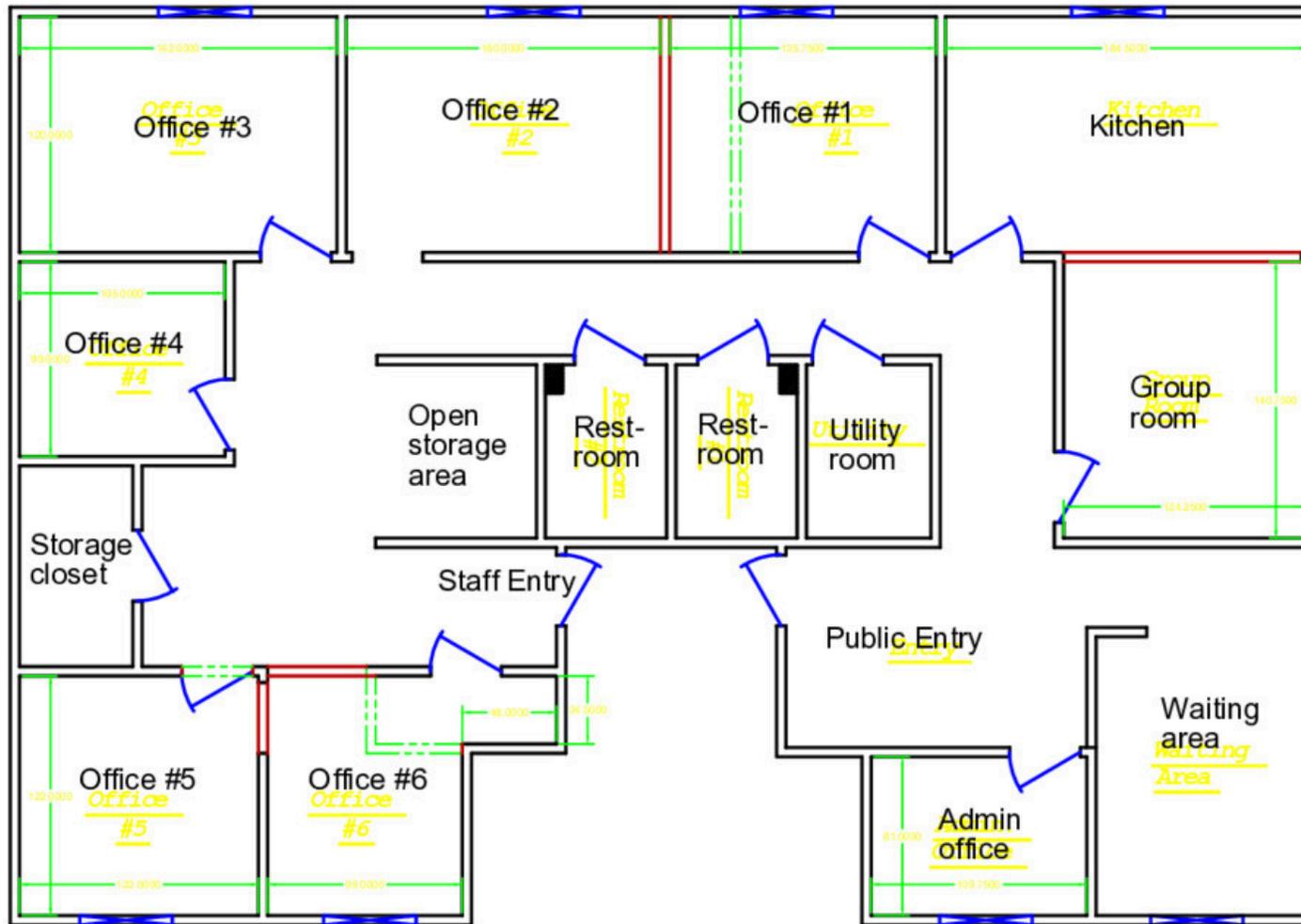
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# FLOOR PLAN







# THANK YOU



*STAY CONNECTED*



**Ryan Van Dulman**

rvandulman@bergman-group.com  
513.322.8328

**Thomas Zipperstein**

tzipperstein@bergman-group.com  
513.322.8323