



For Sale  
Healthcare Investment Property

**11135 Montgomery Rd**  
Cincinnati, OH 45249

**Contact Us:**

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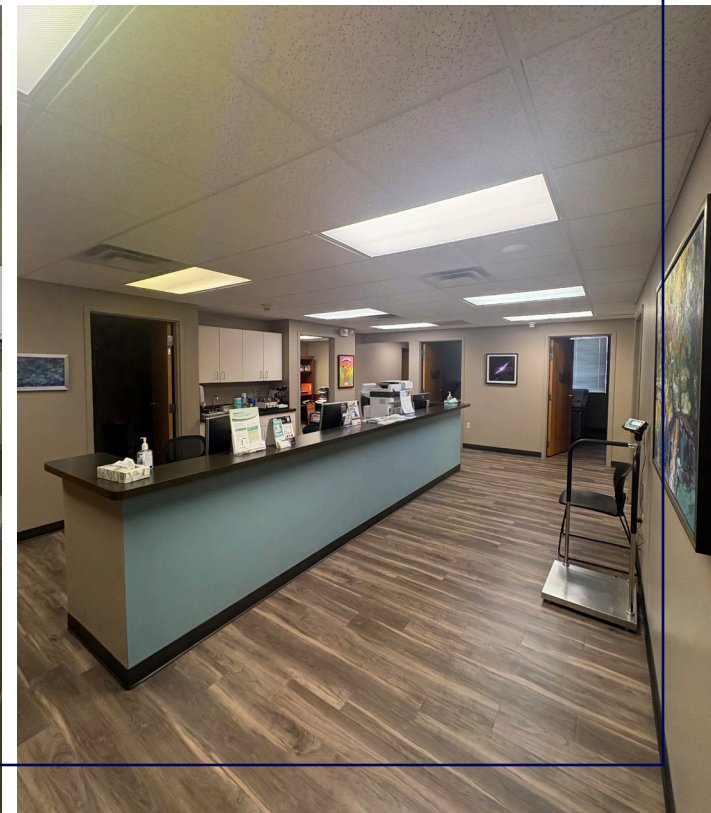
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## PROPERTY INFORMATION

- RBA: 9,967 RSF
- Year 1 NOI: \$198,000
- WALT: 6 Years, 9 Months
- 100% Occupied
- Rent Structure: NNN



For a Non Disclosure Agreement (NDA) and detailed information, Contact us today

## Suggested Offer Components to Include With Letter of Intent (LOI)

- History of purchasing similar buildings
- Operating experience for purchaser or partner
- Signed copy of LOI
- Purchase price
- Diligence time frame
- Due diligence list
- Earnest money deposit
- Expected closing date
- Proof of funds



# At Colliers, we are enterprising.



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We maximize the potential of property to accelerate the success of our clients and our people.

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