

8241 Cornell Road

Office Condo - Suite 210
Cincinnati, OH, OH 45249

FOR SALE **\$655,000**



FOR MORE INFORMATION:

BRAD WRIGHT

513.509.8463

bwright@wpacre.com

WPA

WRIGHT PROPERTY ADVISORS

BRAD WRIGHT

VICE PRESIDENT

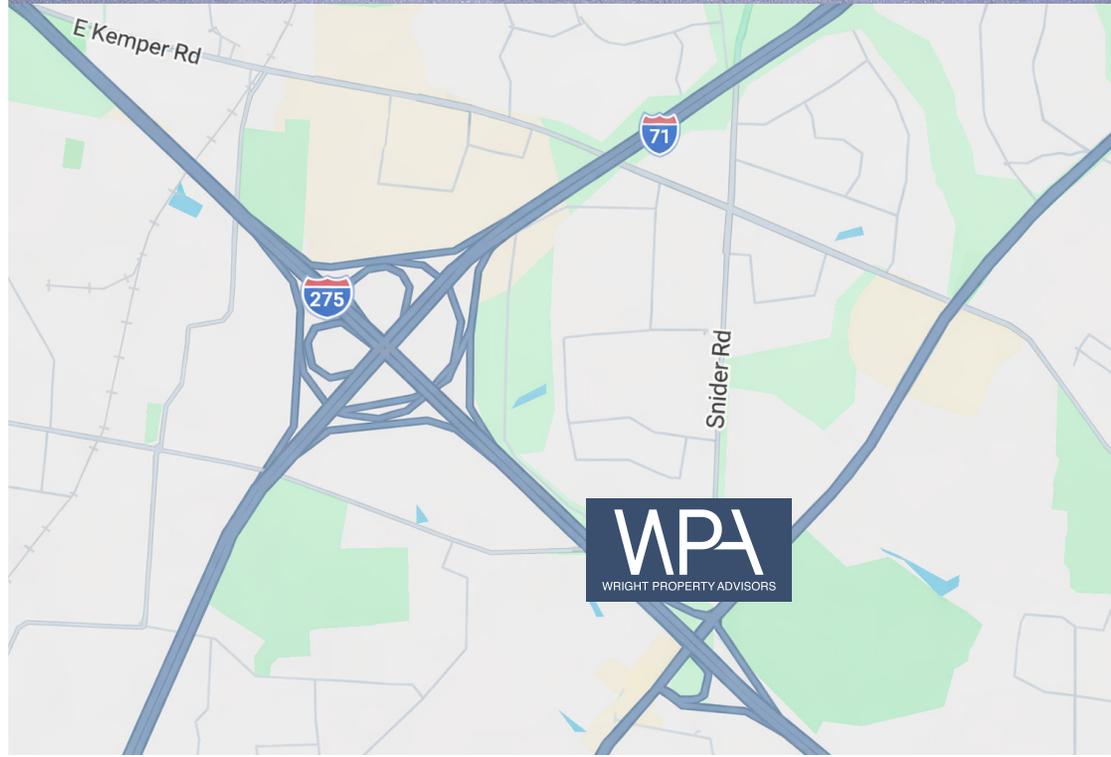
513.509.8463

bwright@wpacre.com

wpacre.com

FEATURES

- Versatile 4,100 SF Office Condo!
- Perfect for General or Medical Office Use
- Prime Location in Sycamore Township
- Close Proximity to I-275 and I-71
- Units in this Beautifully Maintained and Well-Located Development Rarely Come Available!
- 0% Earnings Tax



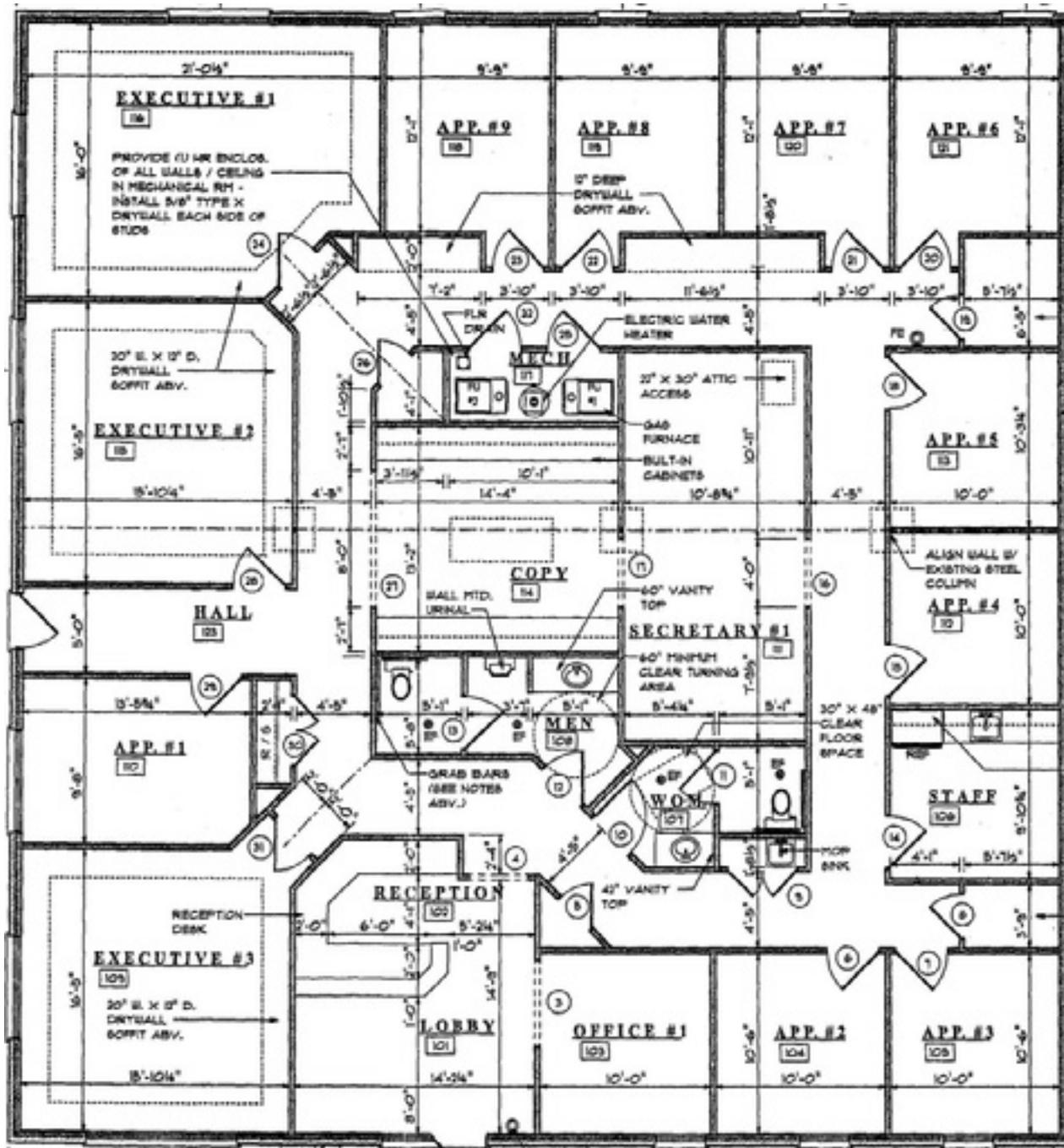
DETAILS

AREA	4,100 SF
YEAR BUILT	2006
LAND AREA	Office Condo
ROOF	Asphalt Shingle
HVAC	Forced Air
PARKING	Ample Surface
COUNTY	Hamilton
MUNICIPALITY	Sycamore Township (513.791.8447)
GAS & ELECTRIC	Duke Energy (800.544.6900)
WATER & SEWER	Greater Cincinnati Water Works (513.591.7700)
PARCEL ID	600-0023-0331-00
ANNUAL PROPERTY TAXES	\$14,715.42 (2025)
ZONING	OO - Planned Office District
MONTHLY CONDO FEE	\$1,429.18
PROPERTY MANAGEMENT	Towne Properties (513.489.4059)
SALE PRICE	\$655,000 (\$160/SF)

*Listing Broker has ownership in the property.

The information contained herein was lawfully obtained from sources we consider reliable. Wright Property Advisors, LLC is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend Purchaser's independent investigation.

FLOOR PLAN



*The existing floor plan has been altered somewhat from the version pictured. Please contact the listing agent for details.



