

FOR SALE Investment



5650 Tylersville Road

Mason, Ohio 45040

SALE PRICE: \$2,995,000

Property Highlights

- **Fully Leased, Single-Tenant Investment:** Secure a high-quality investment with a fully leased commercial property, providing immediate cash flow from a reputable tenant.
- Long-Term Lease Stability: With over 10 years remaining on the lease, enjoy the peace of mind that comes with a stable, long-term rental agreement.
- Established Tenant: Warped Wing Brewing Company, a successful local brewery with over 10 years of operational experience and a strong presence in the Dayton/Northern Cincinnati area.
- **Strong Market Demand:** Capitalize on the growing popularity of craft breweries, positioning your investment in a thriving segment of the market.
- **Prime Location:** Located at the busy intersection of Tylersville Road and Reading Road offering prime visibility near the heart of Mason. Mason Ohio is ranked #5 on Fortune's top 50 list for "Best Places to Live for Families" and is fast-growing, with a 332% population increase over the last 13 years.

Tony Witt, SIOR, CCIM Principal 937.313.6419 Tony.Witt@ApexCommercialGroup.com



Amber Wenzler, SIOR Vice President 937.520.8314 Amber.Wenzler@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

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Aerial



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