

Building For Sale

3927 Brotherton Rd
Cincinnati, OH 45209



JAMIE ASQUITH – KELLER WILLIAMS ADVISORS REALTY
3505 COLUMBIA PARKWAY – SUITE 125
CINCINNATI, OH 45226
513-600-0063
JAMIE.ASQUITH@KW.COM





PROPERTY HIGHLIGHTS



Purchase Price: \$1,490,000

Lease: Rates depending on build to suit

Building Size: 10,032 sq ft

Lot Size: 0.22 acres

Zoning: Office - Manufacturing General

Parking: 20 Spaces

For Sale: Outstanding opportunity for an owner-occupier or commercial landlord to capitalize on this rare, two-story, well-maintained brick and block building in Oakley, offering over 10,000 square feet of total space. The building presents an exciting opportunity for businesses in search of a distinctive space to grow, with easy access and abundant free parking for visitors, tenants, and employees. The move-in-ready top floor features private offices, open office partitions, a reception area, conference room, kitchenette/breakroom, and restrooms. The main-level provides four entrances, private offices, restrooms, a kitchenette/breakroom, and a small warehouse with direct exterior access. Surrounding businesses, including national retailers, dining options, fitness centers, and hospitality venues, are all within 5 minutes. Residential neighborhoods nearby help ensure steady traffic, with easy access to I-71 and I-75 via the Norwood Lateral. The location is just 15 minutes from downtown Cincinnati and 30 minutes from CVG Airport. Professionally owned and managed.

[Click Here For Video Tour](#)



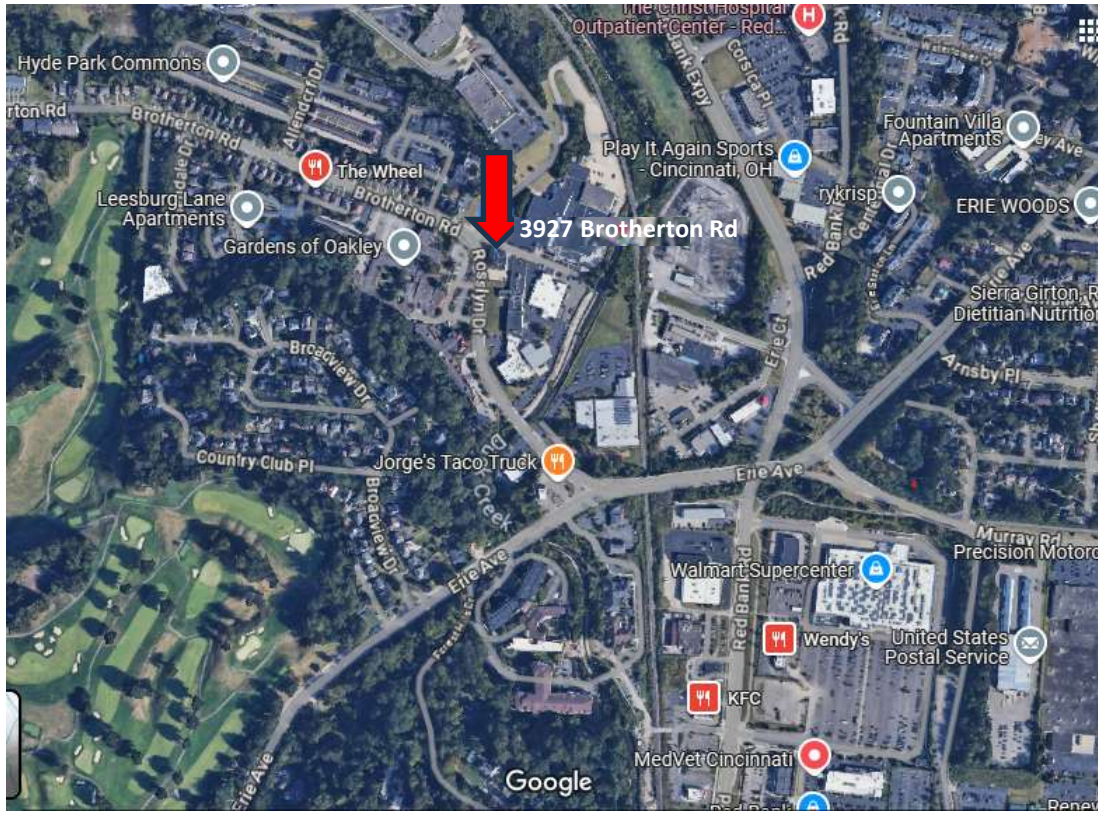
kw ADVISORS
KELLERWILLIAMS. REALTY



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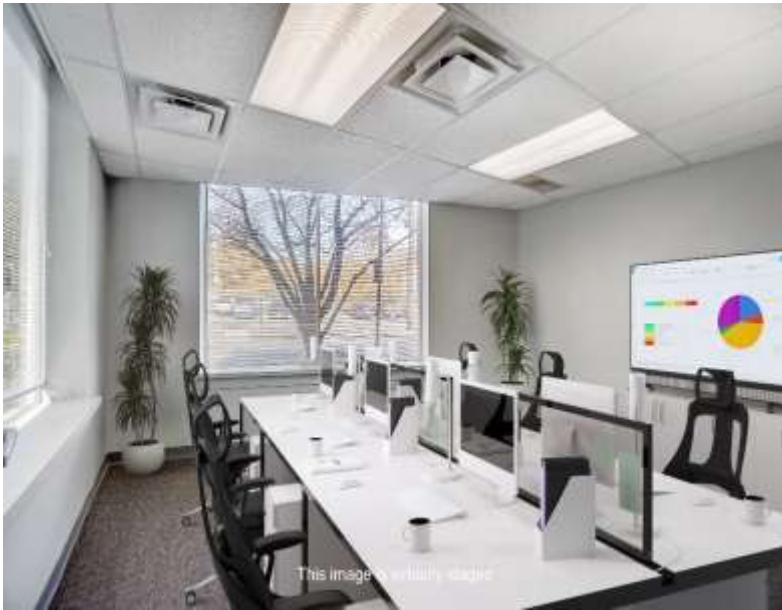
EXTERIOR PHOTOS



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MAIN-LEVEL PHOTOS



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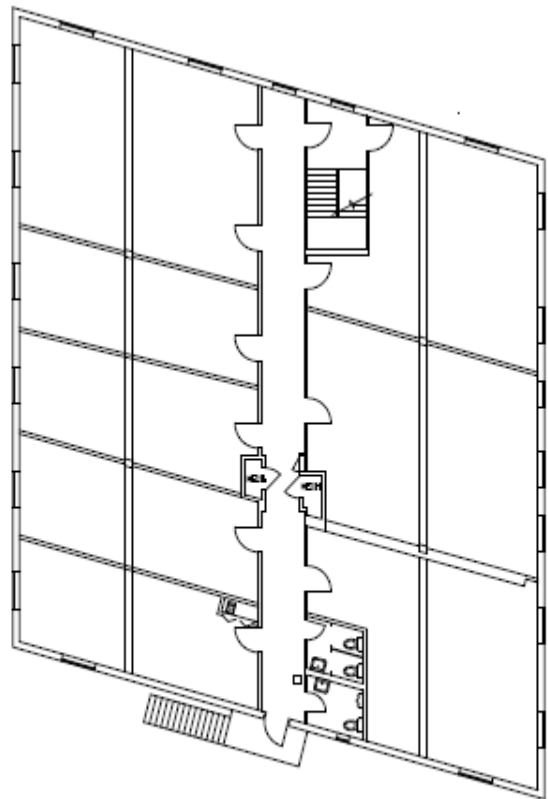
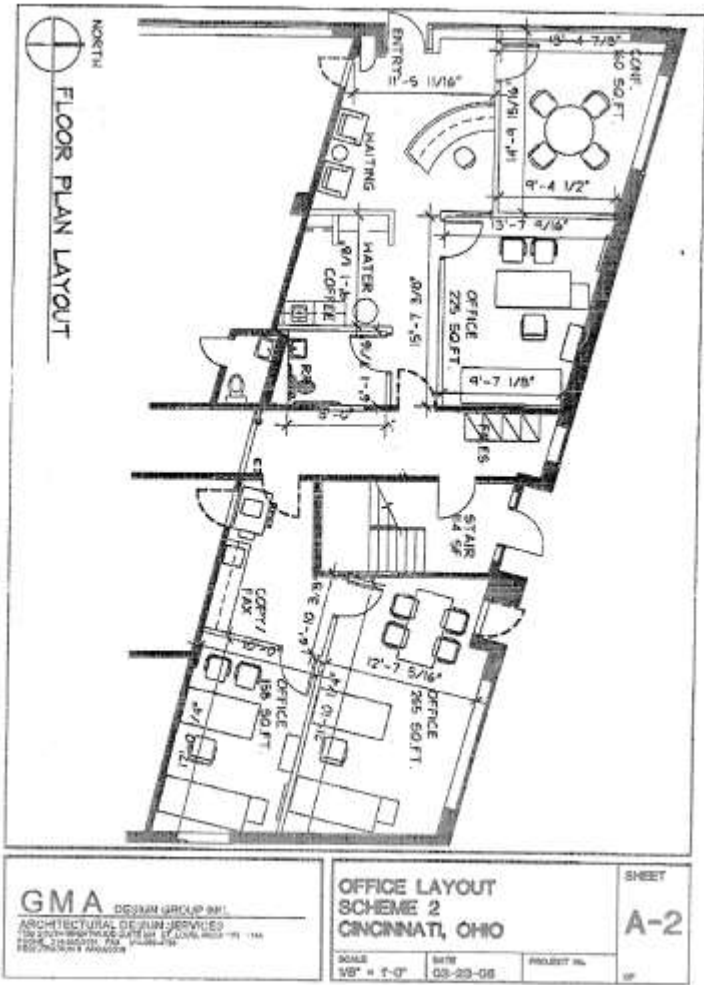


2ND STORY PHOTOS





FLOOR PLANS



EXISTING CONDITIONS - SECOND FLOOR

SCALE 1/8" = 1'-0" PROJECT NO. 03-23-05

DATE 03-23-05

GMA DESIGN GROUP, INC.
ARCHITECTURAL DESIGN SERVICES
730 SOUTH WASHINGTON STREET, SUITE 1100
CINCINNATI, OHIO 45202
PH: 513-263-1100 FAX: 513-263-1101
WWW.GMADSG.COM

**OFFICE LAYOUT
SCHEME 2
CINCINNATI, OHIO**

SHEET
A-2

SCALE 1/8" = 1'-0" DATE 03-23-05 PROJECT NO. 03-23-05





Traffic Counts



Daily Traffic Counts:
 ▲ Up to 6,000 / day
 ▲ 6,001 – 15,000
 ▲ 15,001 – 30,000
 ▲ 30,001 – 50,000
 ▲ 50,001 – 100,000
 ▲ Over 100,000 / day

<p>6,740 2024 Est. daily traffic counts</p>	<p>7,386 2024 Est. daily traffic counts</p>	<p>18,427 2021 Est. daily traffic counts</p>	<p>18,456 2024 Est. daily traffic counts</p>	<p>21,138 2024 Est. daily traffic counts</p>
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