

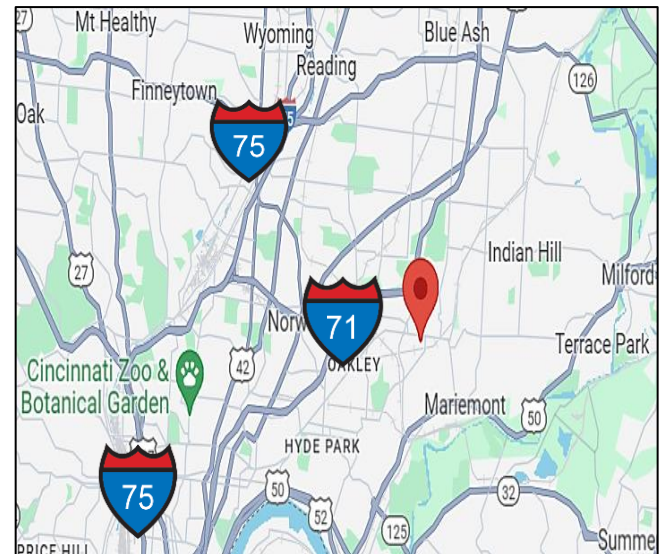
**FOR SALE**  
5629 Madison Road  
Cincinnati, Ohio 45227

**PRICE  
REDUCED!**



### PROPERTY FEATURES:

- ❖ 11,700 SF available for sale
- ❖ 5,850 SF on two floors
- ❖ Retail and/or Office Warehouse shell facility
- ❖ Lower level with useable SF
- ❖ Three (3) dock-high doors
- ❖ Updated new roof, siding, windows and doors
- ❖ 0.26 Acre lot (additional acreage for parking or building expansion)
- ❖ Zoning: T5N.SS-O Neighborhood Small Setback Open
- ❖ **\$575,000 (\$49.15 PSF)**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**JEFF WOLF  
& PARTNERS**  
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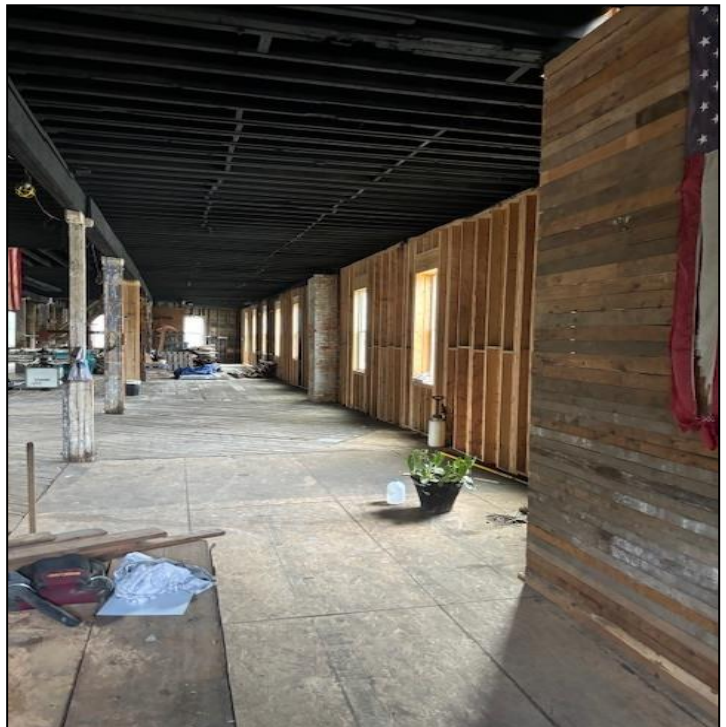
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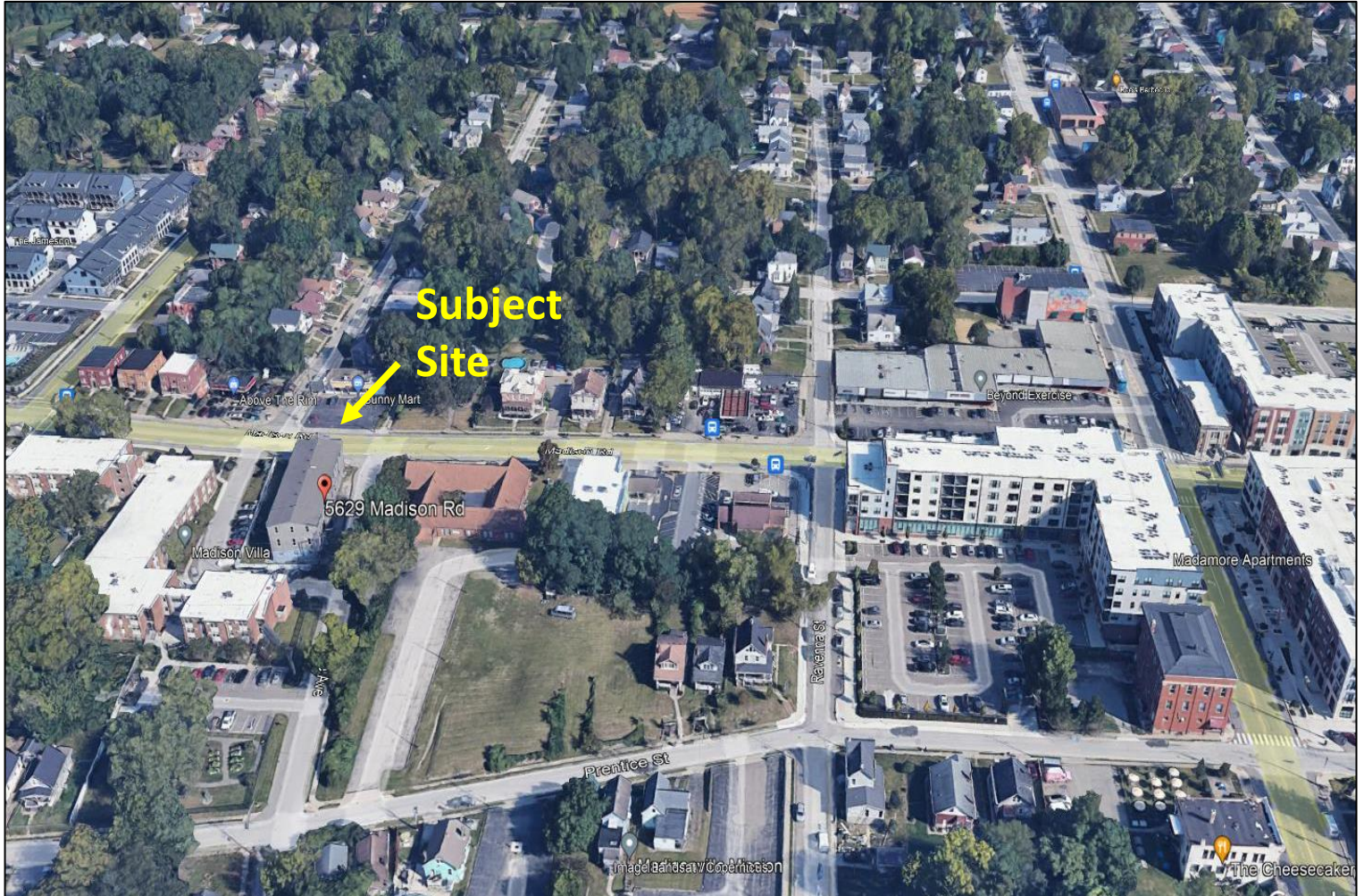
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Aerial View



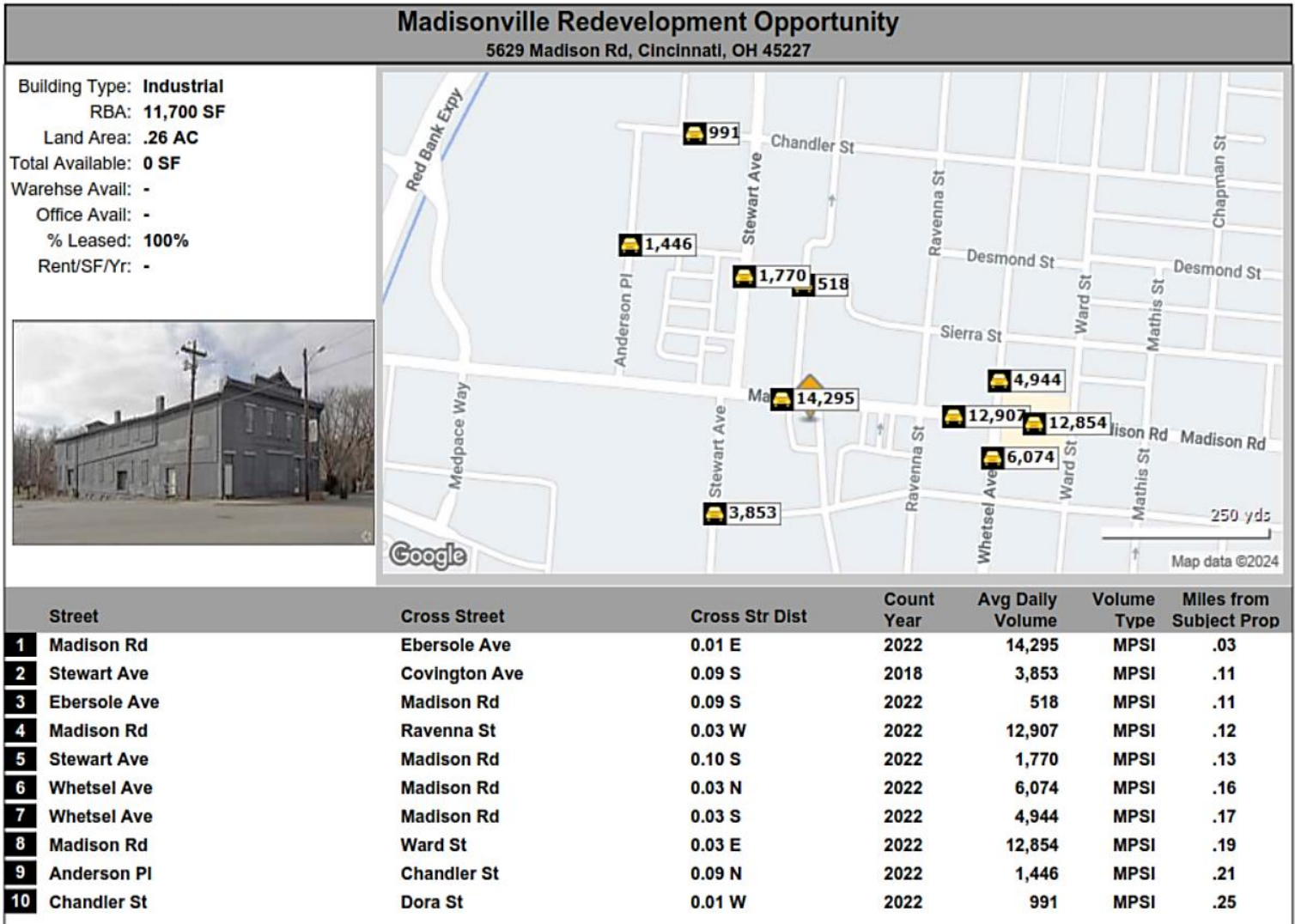
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## Demographics



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