

Commerical Buildings For Sale or Lease

former Gear's Garden Center



Unit A

FEATURES

Unit A

- 7,620 total SF
- 3,810 SF office/work space
- (3) 12' x 14' drive-in doors
- (1) 8' x 8' drive-in door
- Floor drains
- 16' clearance
- .9 acre
- Can be clear span
- Sale price: \$199,000



Unit B

Unit B

- 2,400 total SF
- 100% office/retail
- (1) drive-in door
- 1 acre
- Sale price: \$235,000

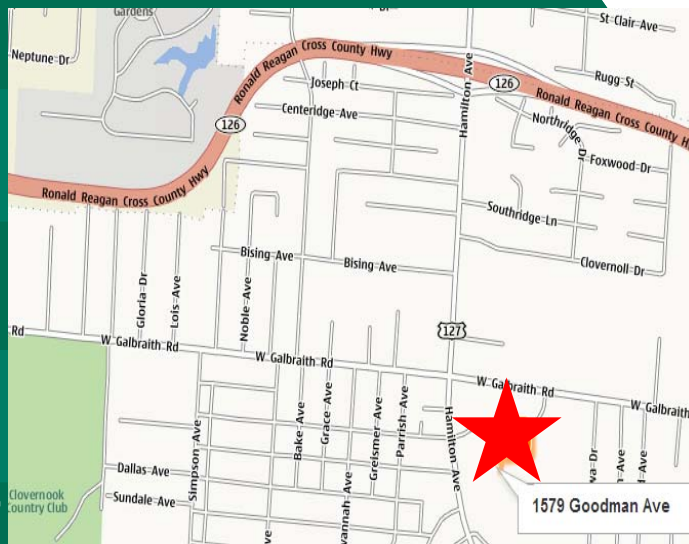
LOCATION

**1579 Goodman Avenue
Cincinnati, OH 45224**

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242



1579 Goodman Avenue

Address/City/County:	1579 Goodman Avenue Cincinnati/Hamilton County
Square Footage:	Unit A - 7,620 SF Unit B - 2,400 SF
Office Area:	Unit A - 3,810 SF (office/work area) Unit B - 2,400 SF (100% office/retail)
Land Size:	1.9 acres
Date of Construction:	1987
Type of Construction:	Pre-engineered metal
Zoning:	Planned business district (commercial)
Clearance Height:	16'
Floor:	Concrete with floor drains
Drive In Doors:	Four - (3) 12' x 14', (1) 8' x 8'
Lighting:	Fluorescent
Parking:	Paved
Electric:	240/200 amps, 3-phase
Roof:	Unit A: Metal Decking Unit B: Asphalt Shingles
Heat & A/C:	Gas fired unit heaters in warehouse
Miscellaneous:	Former garden center with green houses, water, coolers and many more extras.
Lease Rates:	Unit A: \$3.00 PSF Gross Unit B: \$6.00 PSF Gross
Sale Price:	Unit A: \$199,000 Unit B: \$235,000



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FOR MORE INFORMATION, CONTACT

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