

2531 Dixie Highway Office/Showroom/Warehouse For Sale

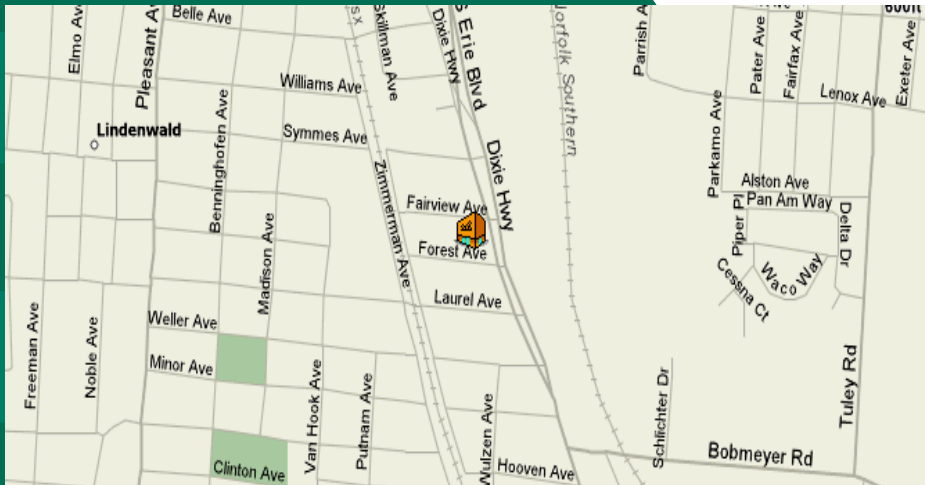


FEATURES

- **30,727 Total SF**
- 10,000 SF Office/Showroom
- 20,727 SF Shop/Warehouse
- Built in 1960
- 1.59 acre
- Zoning B-2
- Income until January 2012
- 270 feet of frontage on Dixie Highway
- Sale price: \$725,000.00

LOCATION

**2531 Dixie Highway
Fairfield, OH 45014**



CONTACT

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

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

2531 Dixie Highway

Address/City/County:	2531 Dixie Highway/Hamilton/Butler Cty.
Square Footage:	30,727 SF
Office Area:	10,000 SF
Land Size:	1.59 acres
Date of Construction:	1960
Type of Construction:	Pre-engineering metal
Zoning:	B-2
Clearance Height:	16'-20'
Floor:	Concrete
Drive In Doors:	6 (12' x 14')
Sprinkler:	No
Lighting:	Fluorescent
Parking:	Paved lot
Electric:	3 phase
Roof:	Rubber membrane
Heat & A/C:	Gas fired unit heaters
Miscellaneous:	270 feet of frontage on Dixie Highway
Sale Price:	\$725,000.00



www.everestrealstate.com

TEL 513-769-2500

FAX 513-769-2512

9912 Carver Road

Sycamore Office Park

Suite 100

Cincinnati, Ohio 45242

FOR MORE INFORMATION, CONTACT

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519

PARID: P6461044000022
AURGROUP FINANCIAL CREDIT UNION
INC

2531 DIXIE HWY



FOR INFORMATION PURPOSE ONLY NOT INTENDED FOR USE AS A SURVEY