

Mixed Use Building For Sale

5601 Montgomery Road Cincinnati, Ohio 45212



FEATURES

- **27,000 Total SF**
- **First floor:**
 - Office 2,000 SF
 - Showroom 5,000 SF
 - Warehouse 8,000 SF
- **Second floor:**
 - Office 2,500 SF
 - Warehouse 3,000 SF
- 3 drive-in doors
- 3 apartments
- Includes lot across the street
- Great redevelopment opportunity

LOCATION

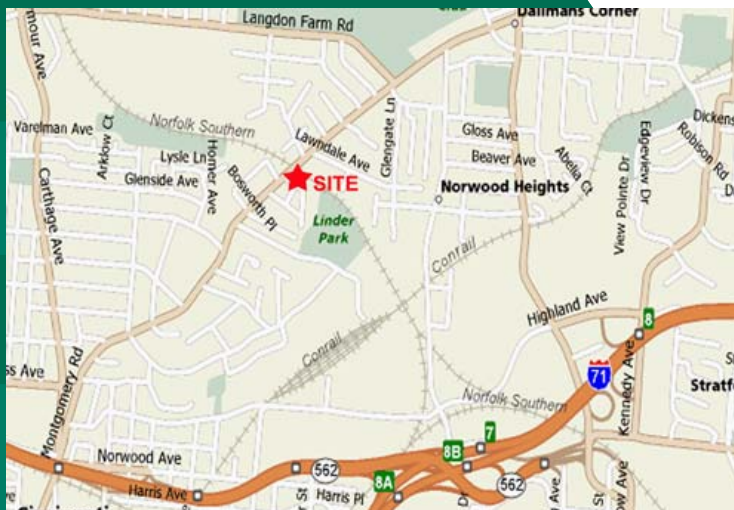
**5601 Montgomery Road
Cincinnati, Ohio 45212**

CONTACT

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EVEREST

COMMERCIAL REAL ESTATE SERVICES

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Asia, South America,
and Australia.

5601 Montgomery Rd.

Address/City/County:	5601 Montgomery Road/Cincinnati/Hamilton Cty.
Square Footage:	27,000 SF
Office Area:	4,500 SF (2,000 SF 1st floor & 2,500 SF 2nd floor)
Type of Construction:	
Zoning:	Commercial
Clearance Height:	10'-12' clearance
Floor:	Concrete
Drive In Doors:	3 (one 10' x 8' and two 8' x 12')
Lot:	12,100 SF across the street
Lighting:	Fluorescent
Parking:	Front and across the street
Restrooms:	3 in office area and 2 in warehouse area
Electric:	400 amp/240 volts/3phase
Heat & A/C:	Boiler and A/C in offices
Sale Price:	\$450,000



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FOR MORE INFORMATION, CONTACT

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