

Office/Warehouse Building For Sale

8211 Blue Ash Road

Price Reduced

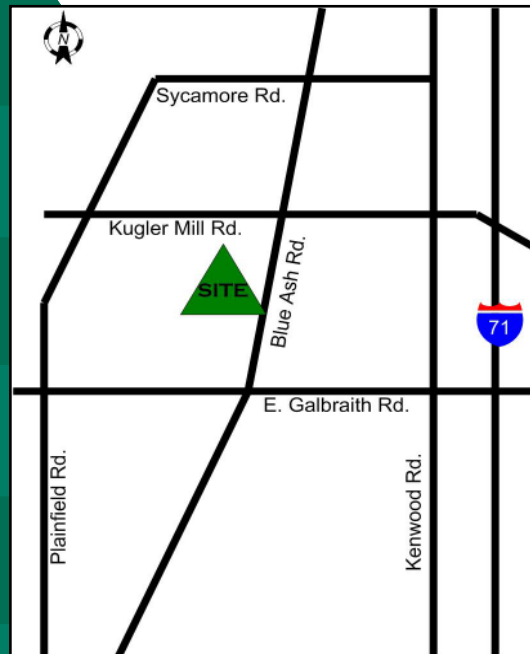


FEATURES

- 12,000 Total SF
- Metal Shed (30' x 36')
- .571 Acres
- 16' Warehouse Ceiling Clearance

LOCATION

**8211 Blue Ash Road
Cincinnati, OH 45236**



CONTACT

Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/769-2505

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.

Traffic Counts:

Blue Ash Road N. of Sycamore Road = 11,400 ADT 2001

Blue Ash Road S. of Sycamore Road = 12,500 ADT 2001

Sycamore Rd. W. of Blue Ash Road = 7,300 ADT 2000

Sycamore Rd. E. of Blue Ash Road = 4,900 ADT 2000



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

8211 Blue Ash Road

Address/City/County:	8211 Blue Ash Road Cincinnati/Hamilton Cty.
Parcel ID:	600-0203-0512-00 609-0002-0057-00
Square Footage:	12,000 sf total (includes 3,400 sf loft area) Office Area: 2,000 SF Metal Shed (30' x 36')
Land Size:	.571 acres
Date of Construction:	1950
Zoning:	Industrial "A" (Light Industrial)
Type of Construction:	Concrete block
Clearance Height:	16'
Drive-In Doors:	(3) 10' x 10'; (1) 10' x 13'
HVAC:	Office Area
Electric:	Standard
Roof:	3 dimensional shingle - new in 2009
Miscellaneous:	New gutters installed 2009
Annual Taxes:	\$7,150.48
Sale Price:	\$449,000 \$399,000



FOR MORE INFORMATION, CONTACT

Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/769-2505

www.everestrealstate.com

TEL 513-769-2500

FAX 513-769-2512

9912 Carver Road

Sycamore Office Park

Suite 100

Cincinnati, Ohio 45242