

Office/Warehouse Building For Sale

8211 Blue Ash Road



FEATURES

- **8,600 Total SF**
- Metal Shed (30' x 36')
- .571 Acres
- 16' Warehouse Ceiling Clearance

LOCATION

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



CONTACT

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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

9902 Carver Road, Sycamore Office Park, Suite 105, 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:	8,600 SF Total Office Area: 2,000 SF In addition: Metal Shed (30' x 36') Loft Area: 3,400 SF
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
2012 Annual Taxes:	\$7,997.21
Sale Price:	\$325,000



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FOR MORE INFORMATION, CONTACT

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