

# 945 W. North Bend For Sale

# Office/Retail/ Showroom/Warehouse

**PRICE REDUCED!**



## FEATURES

- **15,000 Total SF**
- 1,300 SF Warehouse
- 81,620 cars per day
- Former restaurant and office building
- Great location at Winton and North Bend Rd.
- 52 parking spaces
- Zoned B-2

## LOCATION

**945 W. North Bend Road  
Cincinnati, OH 45224**

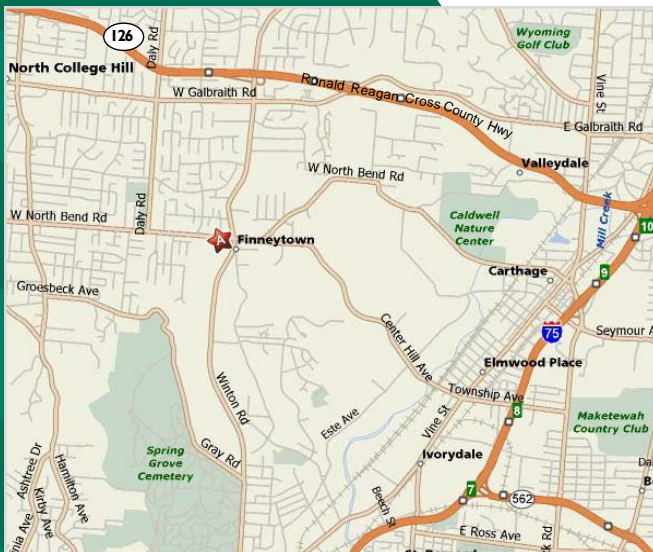
## CONTACT

**Adam Simon**

adam.simon@everestrealstate.com  
513/769-2507

**Jeff Wolf**

jeff.wolf@everestrealstate.com  
513/769-2519



**EVEREST**

COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

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

# 945 W. North Bend Road

<b>Address/City/County:</b>	945 West North Bend Road Springfield Township/Hamilton County
<b>Square Footage:</b>	15,000 SF
<b>Office Area:</b>	13,700 SF Office/Showroom/Lab/Workstation Area
<b>Land Size:</b>	.933 acres
<b>Date of Construction:</b>	1985
<b>Type of Construction:</b>	Brick and concrete block
<b>Zoning:</b>	B-2 General Business
<b>Clearance Height:</b>	10'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	Converted into double doors
<b>Restrooms:</b>	5
<b>Sprinkler:</b>	No
<b>Lighting:</b>	Fluorescent
<b>Parking:</b>	52 parking spaces
<b>Electric:</b>	3 phase/240/220 volt
<b>Roof:</b>	Flat
<b>Heat &amp; A/C:</b>	Gas fired heat in warehouse (boiler in office) & rooftop units
<b>Miscellaneous:</b>	Conveyor system, dumbwaiter, freight elevator, break rooms, multi-level building
<b>Parcel Numbers:</b>	237-0002-0020-00/590-0211-0208-00
<b>Property Taxes:</b>	\$14,635 full year
<b>Occupancy:</b>	Flexible (tenant vacates in January 2009)
<b>Sale Price:</b>	<del>\$675,000.00</del> \$585,000

## FOR MORE INFORMATION, CONTACT

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