

# Office Condominium For Sale or Lease

# Office

**PRICE REDUCED!**

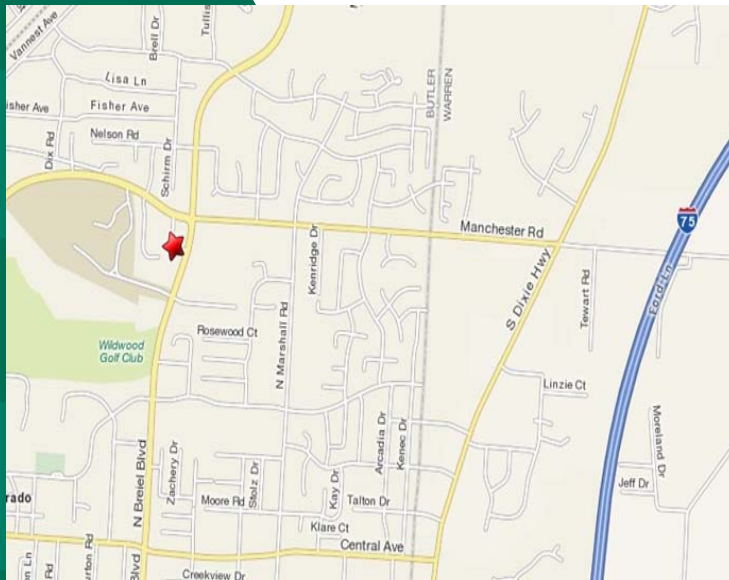


## FEATURES

- **Approximately 2,600 SF**
- Existing Medical Space
- Immediate occupancy available
- End unit, 2 story
- Private entrance lower level, rear

## LOCATION

**1040 Summit Drive  
Middletown, Ohio 45042**



## CONTACT

### Ron Smith

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**EVEREST COMMERCIAL REAL ESTATE SERVICES**

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# 1040 Summit Drive

<b>Address/City/County:</b>	1040 Summit Drive/Middletown/Butler
<b>Square Footage:</b>	Approximately 2,600 SF
<b>Land Size:</b>	Condo Association
<b>Date of Construction:</b>	1993
<b>Type of Construction:</b>	Wood frame and brick
<b>Zoning:</b>	General Office
<b>Sprinkler:</b>	None
<b>Lighting:</b>	Fluorescent and canned lights
<b>Parking:</b>	One (1) per 250 SF
<b>Electric:</b>	110/220 Volt
<b>Roof:</b>	Shingle, pitched
<b>Heat &amp; A/C:</b>	Gas and electric
<b>Lease Rate:</b>	\$11.00/SF NNN
<b>Sale Price:</b>	Prefers to lease, will sell for \$185,000



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## FOR MORE INFORMATION, CONTACT

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