

Office Building For Sale

Montgomery, Ohio

PRICE REDUCED!

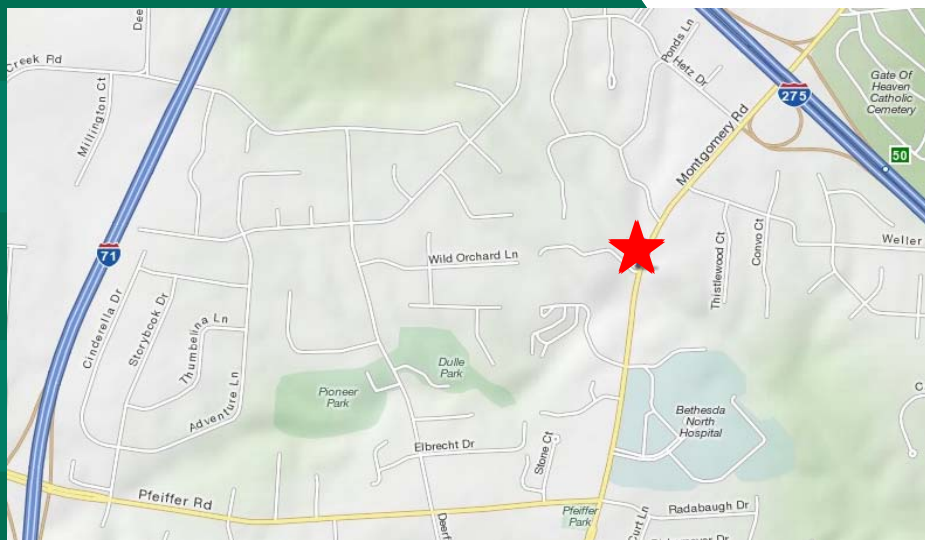


FEATURES

- **8,900+/- Total SF**
- 4,000 SF currently available
- Located across from Bethesda North Hospital
- **Quality long term tenant in place**
- New roof installed January 2012
- Clean, well maintained
- Excellent visibility with Montgomery Road signage
- Minutes from all major expressways

LOCATION

**10597 Montgomery Road
Cincinnati, OH 45242**



CONTACT

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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

10597 Montgomery Road

Address/City/County: 10597 Montgomery Road
Montgomery/Hamilton Cty.

Book/Page/Parcel: 603-0018-0015-00

Square Footage: 8,900 +/- SF

Available Square Feet: 4,000 +/- SF

Land Size: 0.922 acres

Date of Construction: 1992

Type of Construction: Brick on frame

Zoning: Commercial - medical clinics and general office

Levels: Two - at grade

Sprinkler: None

Lighting: Fluorescent and Can

Parking: 50+/- spaces

Roof: New asphalt pitched - installed January 2012

Heat & A/C: Gas/electric forced air

Asking Price: ~~\$1,300,000~~ \$1,160,000



FOR MORE INFORMATION, CONTACT

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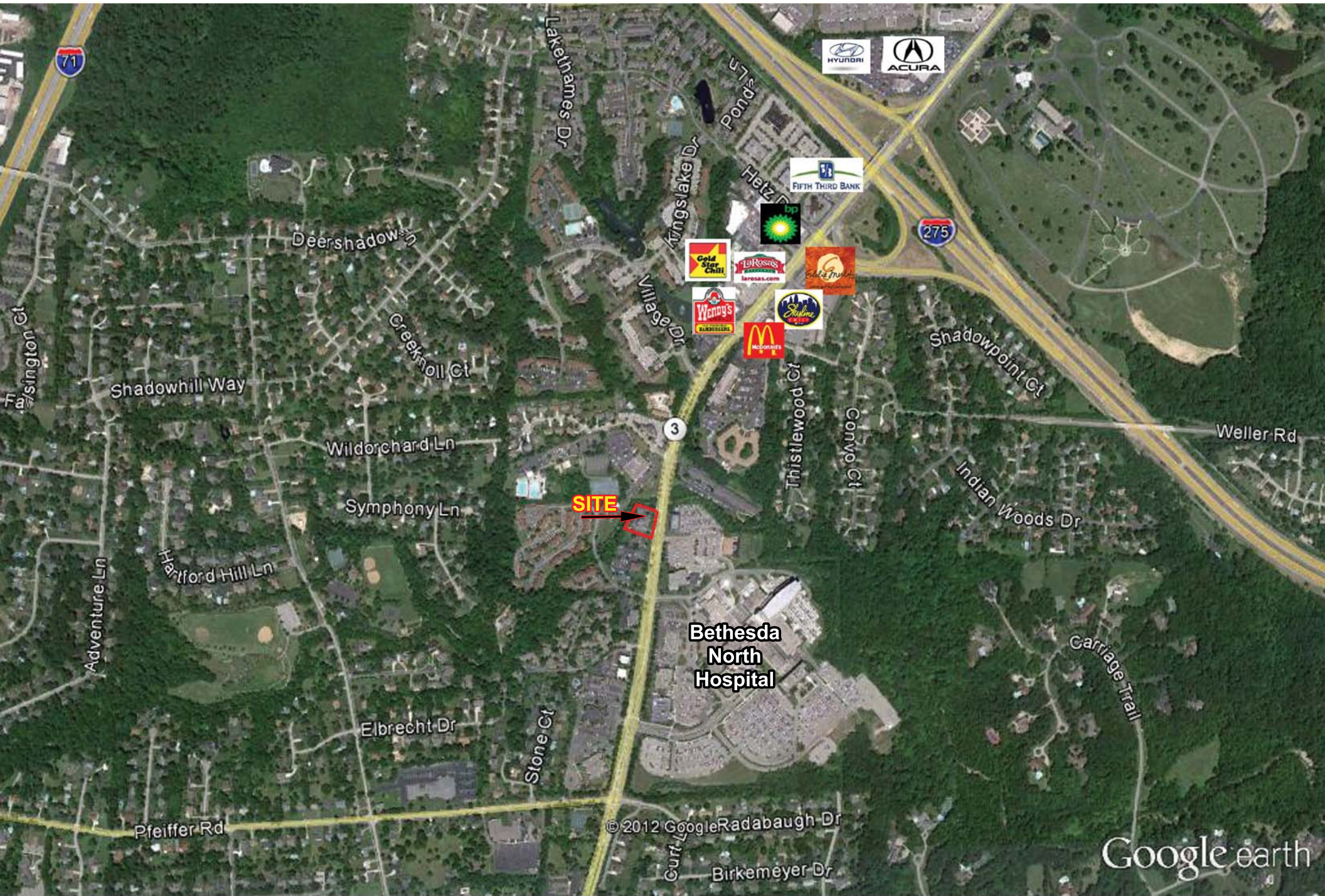
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SITE

**Bethesda
North
Hospital**

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