

Office Building For Sale

Cincinnati, OH

PRICE REDUCED!

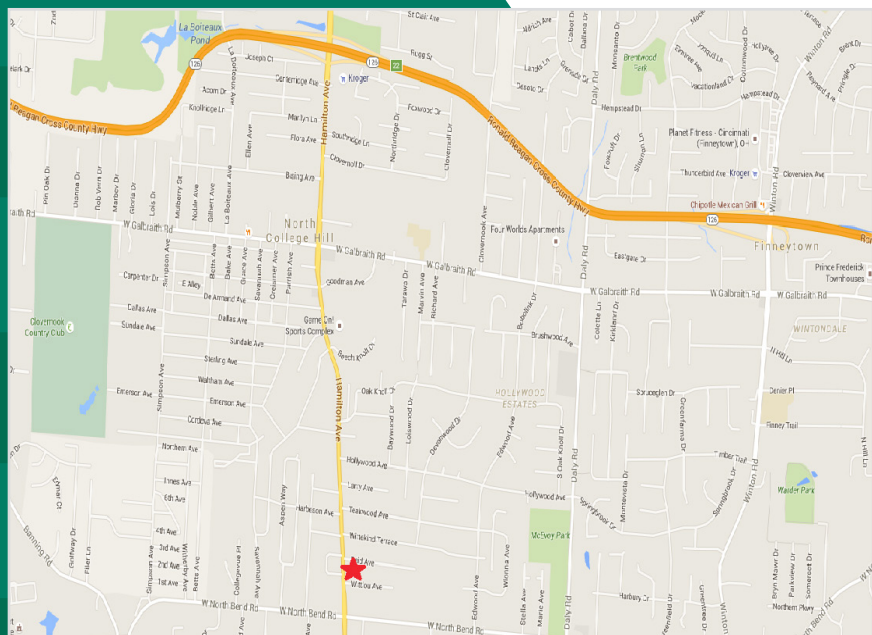


FEATURES

- **5,334 Total SF**
- (4) units leased: 3,556 SF
- (2) units vacant: 1,778 SF
- 0.49 Acres
- Date of construction: 1964
- Brick construction
- Parking: (40) cars
- Shingle roof - new in 2009
- Minutes to Ronald Reagan Highway
- **Sale price: ~~\$295,000~~ \$260,000**

LOCATION

**6240 Hamilton Avenue
Cincinnati, OH 45224**



CONTACT

Frank Torbeck, SIOR
frank.torbeck@everestrealstate.com
513/769-2505

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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



6240 Hamilton Avenue Lease Summaries

Unit	Annual Rental Income	Tenant
1	\$9,000.00	Business Office Solutions
2	\$7,200.00	Solutions Hair Salon
3	\$9,600.00	Dr. Jeffrey Fley
4	\$9,000.00	Clinical Massage Therapy
5	VACANT (\$8,400 previous)	VACANT
6	VACANT (\$15,000 previous)	VACANT
CURRENT ANNUAL INCOME:		\$34,800.00
FUTURE ANNUAL INCOME:		\$58,200.00

ANNUAL EXPENSES INCLUDE:

Rumpke	\$1,190.76
GCWW	\$2,880.00
Duke Energy	\$720.00
Real Estate Taxes	\$12,091.64
TOTAL ANNUAL EXPENSES:	\$16,882.40

Frank Torbeck, SIOR
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