

Special Opportunity Two Buildings for Sale

Aberdeen, OH



LOCATION

2380 Rains Road/Building A
108 Flaughter Hill Road/Building B
Aberdeen, OH 45101

FEATURES

- **Strategically located. In very close proximity to the Ohio terminus of the Harsha Bridge (gateway to growing Maysville, KY market area)**
- Building A: 15,000 SF
Building B: 31,740 SF (owner would consider leasing remaining 50% of building.)
- Building A is used as a bowling alley under a net-net lease.
- Building B is a warehouse with a AAA lessee for a large portion of building
- Neither building in flood plain and are in good condition
- 3.6 acres combined
- Sale price: \$229,000 or \$4.87 PSF



CONTACT

Tom Dix

tdix@fuse.net

513/314-9086



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



Ohio River