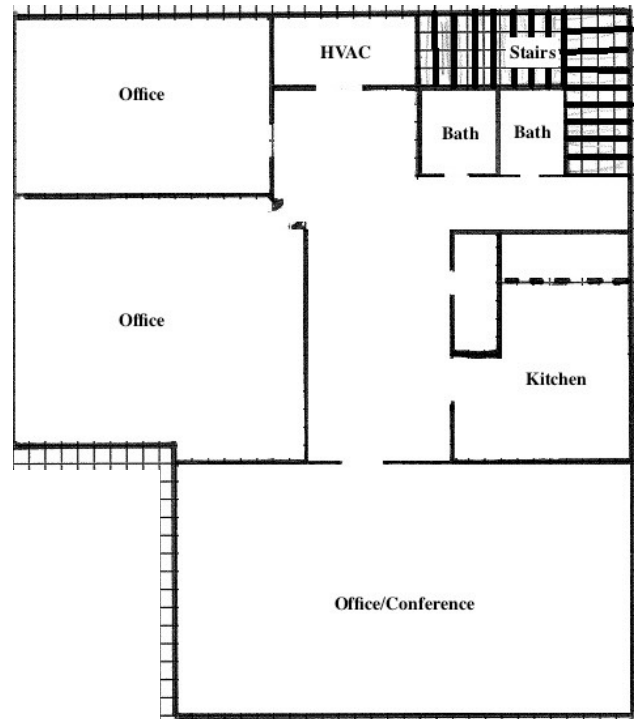
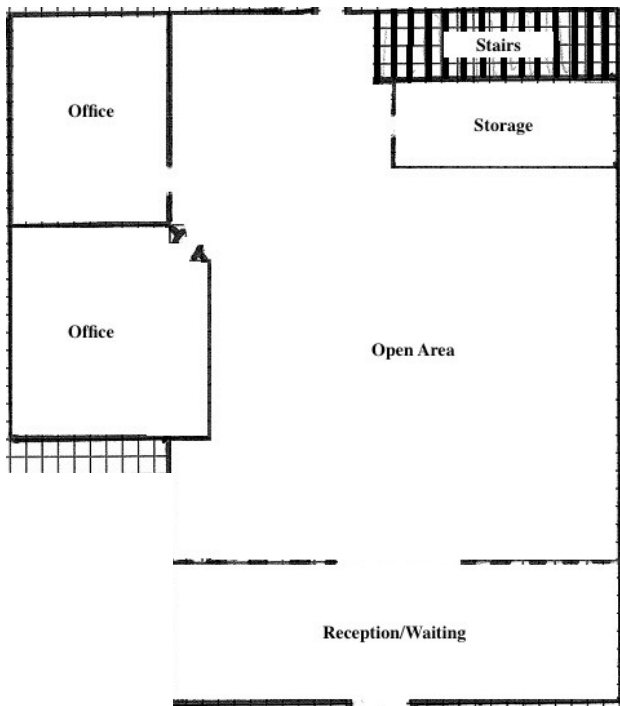


Property Highlights

- 2,664 SF office condo (1,332 SF each level)
- Convenient location - 1 mile from I-75
- End cap unit facing Tylersville
- Newer windows, AC, water heater, plumbing & wiring. Kitchen and bathrooms done in 2016
- 5 private offices, large open area, kitchen, storage, and 2 bathrooms
- Close to major hospitals
- Marquis signage
- Ideal for medical, professional and retail uses
- Will consider lease for qualified tenant & term
- Asking ~~\$140,000~~ **Now only \$125,000!**



Upper Floor Plan



Lower Floor Plan

Property Details

| | |
|---------------|---|
| Location | West Chester, OH (Butler County) |
| Building Type | Medical/professional office |
| Year Built | 1989 |
| Available SF | 2,664 |
| Parcel Number | M5640129000111 |
| Amenities | 5 private offices, large open area, kitchen, storage, & 2 bathrooms |
| Occupancy | Immediate |
| Signage | Marquis |
| Condo Fees | \$220/month |
| Asking Price | \$125,000 (\$46.92 PSF) Lease rates subject to tenant and term- contact listing agents |

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