

FOR SALE OR LEASE > MEDICAL OFFICE BUILDING



1130 Congress Avenue

CINCINNATI, OH 45246



Building Amenities

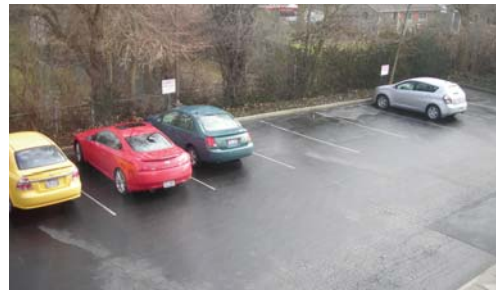
- > Freestanding ambulatory surgery center
- > Located in historic village of Glendale, OH on corner lot
- > 8,000 SF (5,034 on first floor)
- > Ample parking with easy access
- > Building meets American Disability Act specifications throughout
- > Alarm system
- > Sale price: \$950,000
- > Clean, dry storage in lower level
- > No earnings tax

Surgical Suite Highlights

Two-hour fire wall surrounding suite
Patient and staff changing rooms with lockers & ADA restrooms
Operating room with humidifier, air exchange, and its own HVAC unit
Recovery area with its own HVAC unit

BRIAN GRAHAM, CCIM
513 562 2214
CINCINNATI, OH
brian.graham@colliers.com

COLLIERS INTERNATIONAL
GREATER CINCINNATI
425 Walnut Street, Suite 1200
Cincinnati, OH 45202
www.colliers.com



Demographics > 2012

MILES	POPULATION	AVG. HOUSEHOLD INCOME
1	5,176	\$67,096
2	46,034	\$59,199
3	146,051	\$63,410

Contact Us

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