

FOR SALE

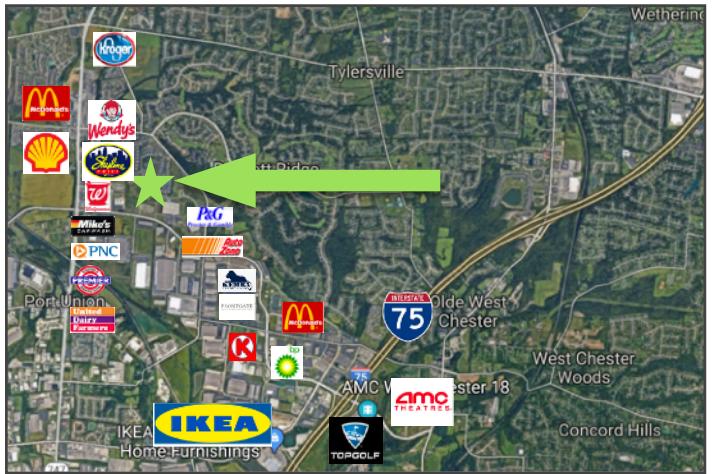
## Beckett Ridge Professional Building

4934 Wunnenberg Way  
West Chester, OH 45069



### Property Highlights

- 2,522 SF office condo
- 1 private office, reception desk/area, wide open space, storage and 2 ADA bathrooms with showers
- Can easily be divided into 2 suites w/ separate utilities
- Convenient location- just off SR 747 near Union Centre and minutes to I-75 and 275
- User friendly, private suite entrance
- Street marquis and building signage
- Ample parking
- Immediate occupancy
- Asking \$375,000 (\$148.69 PSF)



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## Property Details

Location	West Chester, OH
Building Type	Multi-tenant professional office condo complex
Year Built	2004
Available SF	2,522 SF
Amenities	Private, user friendly access, ample parking
Tenant Finish	Professional office
Signage	Marquis, fascia
Utilities	Separately metered
Parcel No.	M5620440000025 (Butler County)
Taxes/Condo Fee	\$1,896/half and condo fee=\$250/month
Offering Price	\$375,000 (\$148.69 PSF)

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