

**Town Crossing  
1246 Nilles Road-#5  
Fairfield, OH 45014**



## property highlights

- **3,720 SF medical office condominium**
- **Located in professional office park**
- **High visibility close to Rt. 4 & Winton Road**
- **1,860 SF finished office space plus 1,860 SF unfinished basement**
- **4 wet exam rooms**
- **1 private office with bathroom**
- **Breakroom**

**Offered at: ~~\$179,000~~  
\$135,000**

**Lease: \$1,700/mo  
+ condo fee**

## contact

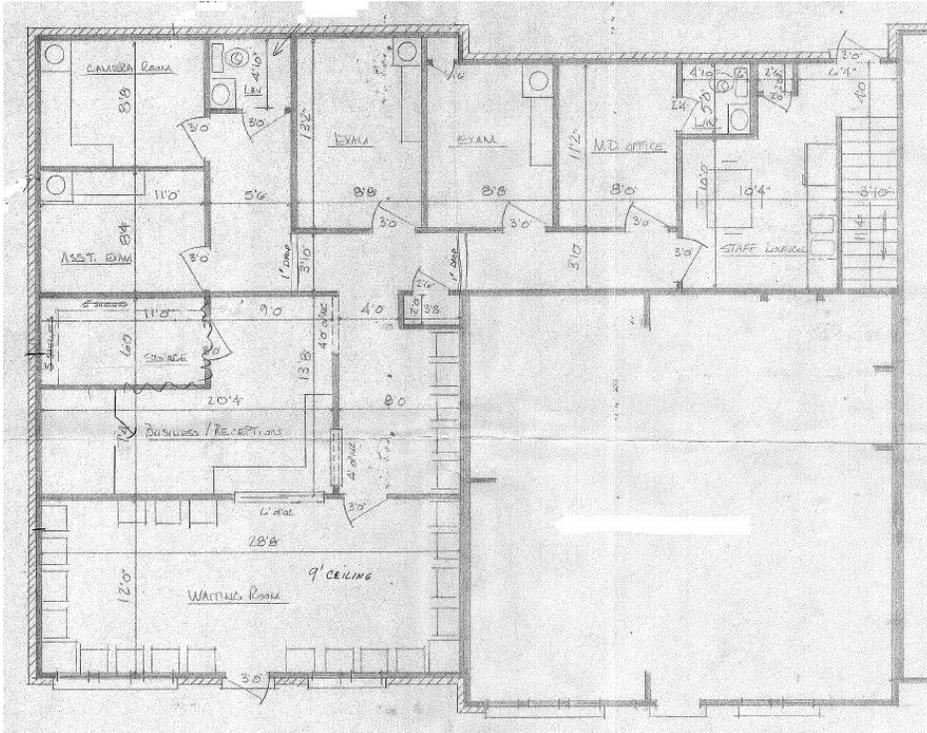
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# For Sale/Lease



**Town Crossing**  
**1246 Nilles Road #5**  
**Fairfield, OH 45014**



<b>Location:</b>	Fairfield, OH	<b>Building Type:</b>	Office condominiums
<b>Year Built:</b>	1991	<b>Total SF:</b>	3,720
<b>Construction:</b>	Brick/frame	<b>Property Taxes:</b>	\$1,997/half
<b>Land:</b>	.127	<b>Parcel ID #:</b>	A0700185000033
<b>Utilities:</b>	City of Fairfield	<b>Property Tax Value:</b>	\$179,690
<b>Asking price:</b>	<b>\$135,000</b>	<b>Condo Fee:</b>	\$418/month
<b>Lease rate:</b>	<b>\$1,700/mo + condo fee</b>		
<b>Features:</b>	4 exam rooms, kitchen, office w/private bath, full unfinished lower level		

**Contact:** John Stretch at 513.860.5050 or [john@nrrg.com](mailto:john@nrrg.com)

