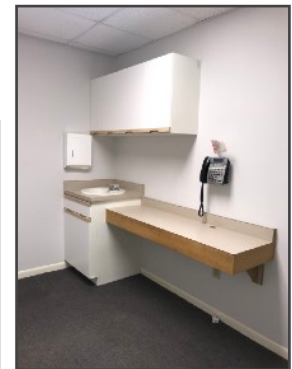


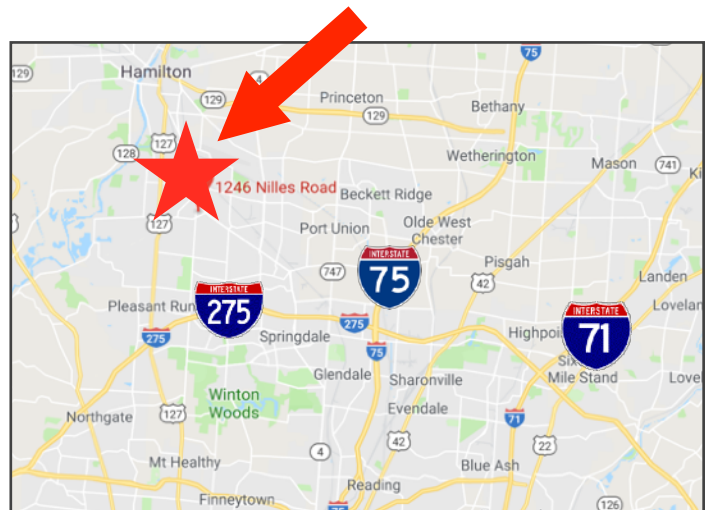
FOR SALE

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



### Property Highlights

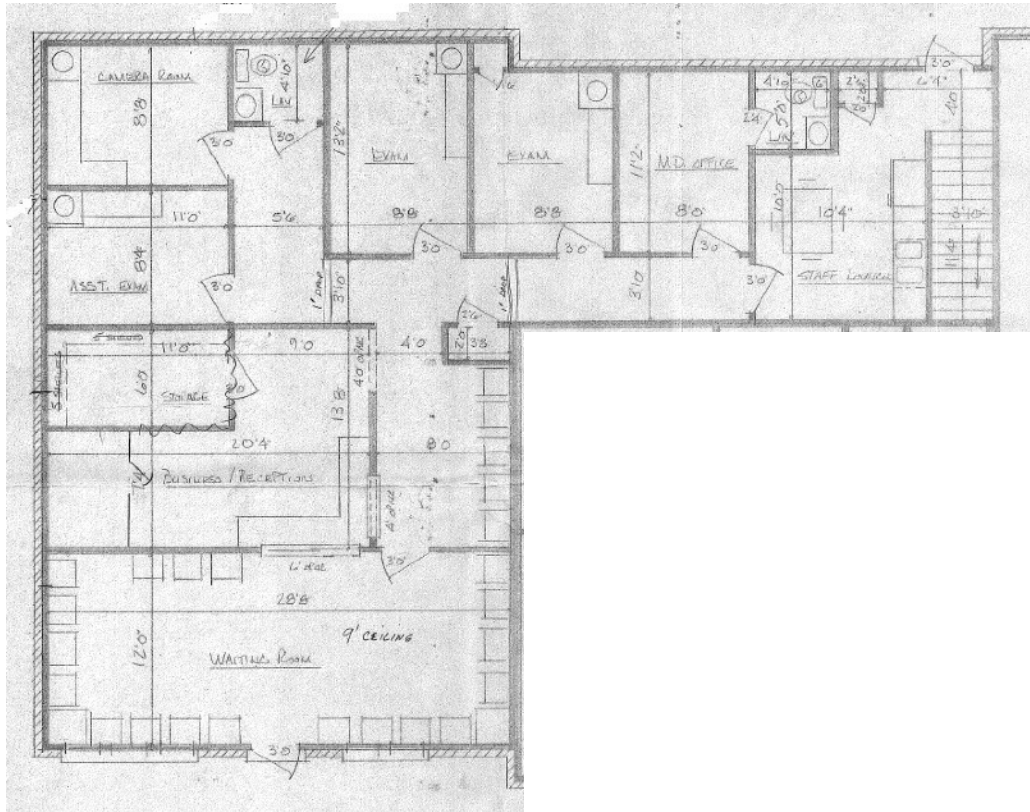
- Office condo with 1,860 SF finished office space plus 1,860 SF unfinished basement
- End cap unit with ample parking
- Ideal for professional office use or medical
- 4 wet exam rooms, 1 private office w/bathroom and break room
- High visibility and close to Rt. 4 and Winton Roads
- All utilities separately metered
- Immediate occupancy
- Excellent opportunity for an owner/investor or investors for rental income
- \$105,000 (will consider a lease to purchase option w/\$1,500/month MG for up to 1 year)



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**Susan Stretch | c: 513.315.8522 | [susan@nrrg.com](mailto:susan@nrrg.com)**



## Property Details

Location	Fairfield, OH (Butler County)
Construction	Brick and frame
Year Built	1991
Available SF	Total of 3,720 SF on 2 levels
Land	.127 acre
Tenant Finish	Office
Signage	Pylon and building
Utilities	Separately metered (City of Fairfield)
Parcel No.	A0700185000033
Taxes & Condo Fees	Taxes: \$826/half and Condo Fees: \$418/month
Availability	Immediate
Offered at	\$105,000 (or \$1,500/month MG w/purchase option up to 1 year)

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