



FOR SALE

630 - 632 Nilles Road

Fairfield, OH 45014

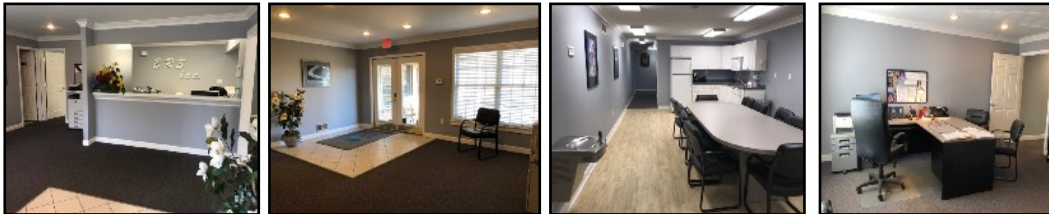
632 Nilles



630 Nilles



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Property Highlights

- 2 buildings available
 - **630:** 1,824 SF & 768 SF (lower level) office/retail with 20+ year- MTM tenant for additional rental income
 - **632:** 3,133 SF + 1,567 SF (lower level) office building
- High visibility on Nilles Road
- Impeccably maintained properties
- Newer HVAC, windows, water heater, sump pump & roof
- Ample parking, convenient and private entrance
- Pylon and building signage
- Immediate occupancy of office building
- Excellent opportunity for an owner/investor or investors for rental income
- Offered at: \$465,000 (both buildings on one parcel)



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Property Details

Location	Fairfield, OH (Butler County)
Building Type	Free-standing brick office building
Total available SF	632: 4,700 SF office + 630: 2,592 SF fully leased retail building
Amenities	1st floor private entries, private parking, rental income
Tenant Finish	Office/retail
Signage	Pylon and building
Utilities	Separately metered
Parcel Number/Taxes	A0700041000027 / \$3,870 half
Availability	632 - Immediate, 630 - Tenant rights (MTM)
Offered at	\$465,000 (both buildings on one parcel)

*The assurance of expertise.
The reputation for results.*

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