

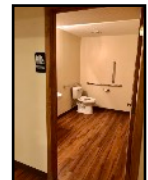
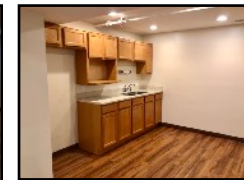
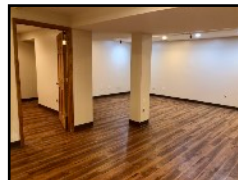
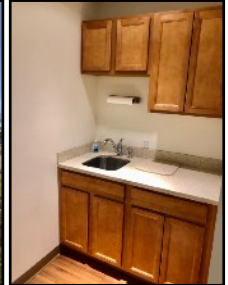


COMMERCIAL REAL ESTATE

FOR SALE

12057 Sheraton Lane

Cincinnati, OH 45246



Property Highlights

- 2,504 SF on 2 finished levels of an updated office condo
- Main floor: Reception waiting area, 5 offices, conference room, new ADA restroom & coffee bar w/ wet-sink
- Lower level: Kitchen, storage, new restroom, mechanicals and open area with wood laminate flooring
- High visibility on Rt. 4 just off I-275 with easy access to I-75
- Key card access
- Individual secured private entry
- Ample parking at your front door
- Possession at closing
- Exterior freshly painted - already paid for by association
- Offered at: \$122,500



North Ridge Realty Group

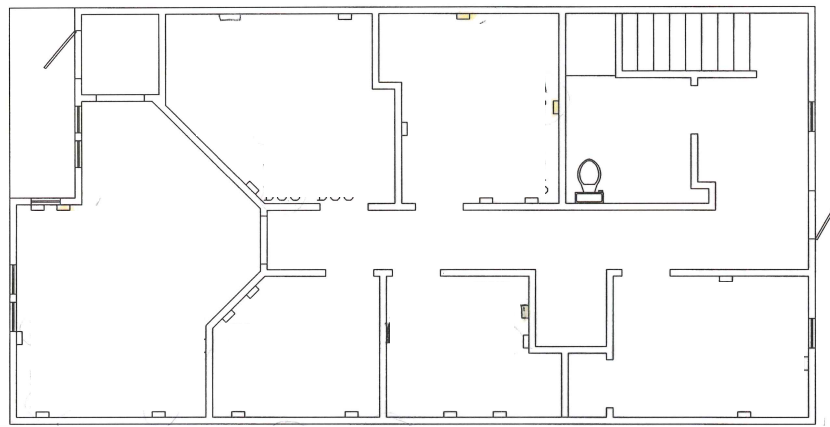
5430 West Chester Road | West Chester, OH 45069 | 513.860.5050

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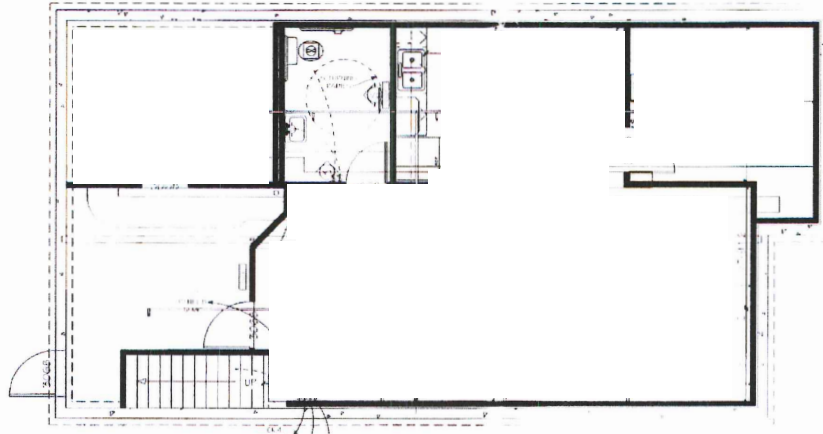
John Stretch | c: 513.623.6505 | john@nrrg.com
Susan Stretch | c: 513.315.8522 | susan@nrrg.com

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1st Floor



Lower Level



Property Details

Location	Cincinnati, OH 45246 (Hamilton County)
Building Type	Multi-tenant professional office condominiums
Year Built	1981
Available SF	2,504 SF on 2 finished levels
Signage	Plaque and marquis
Parcel Number	5990050051100 (Hamilton County Auditor)
Utilities	Gas & electric separately metered
Possession	At closing
Offered at	\$122,500 (condo fees \$357.58/month)

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

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