

Capital Real Estate Partners, LLC

AVAILABLE

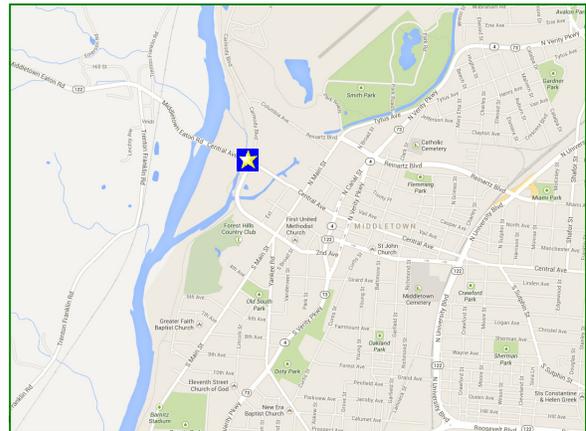
SALE OR LEASE

Quality Office Space



1240 Central Ave., Middletown, OH

- 14 private offices + abundant open area
- 3 restrooms / large kitchen / break room
- Excellent condition - remodeled 2007
- Highly visible location in rejuvenated CBD



For further information, please contact:

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Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

General Building Specifications

Property ID:	Q6511007000047, Q6511007000048 & Q6511007000047T
Property Type:	Professional Office
Municipality:	City of Middletown
Land Area:	.2068 acres
Zoning:	UCC –Urban Core Central District
Year Built:	1922
Building Dimensions:	71' x 88'
Construction:	Conventional masonry walls
Exterior Façade:	Brick and Stucco
Miscellaneous:	Space completely renovated in 2007 Second floor (6,248 sf) completely open and ready for development

Availability Specifications

Total Available:	6,248 SF
Office Size:	6,248 SF
Air Conditioning:	Central
Heat:	Central
Power / Electric:	220 v
Security System:	Gladiator Security
Parking:	6 spaces + street + 26 public adjacent
Annual Taxes:	\$6,582

Lease Rate: \$8.00/sf NNN

Op Ex. charges (estimated) \$1.65/ SF

Sale Price: \$398,000.00

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