

Capital Real Estate Partners, LLC

AVAILABLE

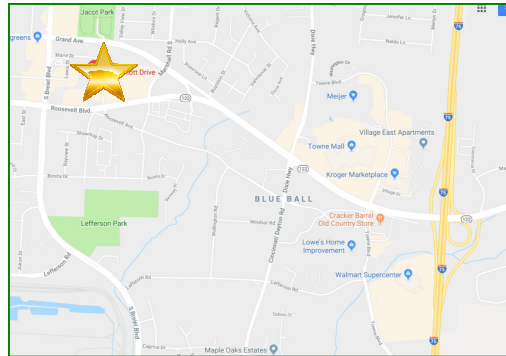
FOR SALE OR LEASE

Retail / Warehouse Space



1290 Elliott Drive, Middletown, OH

- **3,000 sf Retail Space**
- **Drive thru Potential**
- **Large Commercial Area**
- **High Visibility**
- **Great Existing Signage**



For further information, please contact:

Larry Wood
(513) 762-7622

E-mail: larry.wood@capitalrealestate.org

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:	Q6542050000044
Property Type:	Retail
Municipality:	City of Middletown
Land Area:	.4636 acres
Zoning:	B-2 Community Business District
Year Built:	1999
Building Dimensions:	40' x 75'
Construction:	Conventional split block masonry walls
Exterior Façade:	Glass, block & Aluminum Clad
Miscellaneous:	Potential for a drive thru window, rear overhead door, pole mounted lighted sign and a façade lighted sign.

Availability Specifications

Total Available:	3,000 SF
Retail Size:	1,400 SF
Other / Size:	Storage / 1.600 SF
Air Conditioning:	2-units, front & rear
Heat:	Central, front and rear
Power / electric:	220-amp service
Security System:	Yes, includes cameras in retail area
Parking:	22 spaces
Annual Taxes:	\$4,087.24

Sale Price: \$ 300,000

Lease Rate: \$ 10.00/ SF, NNN

Op Ex. charges (estimated) \$ 2.10 / SF

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