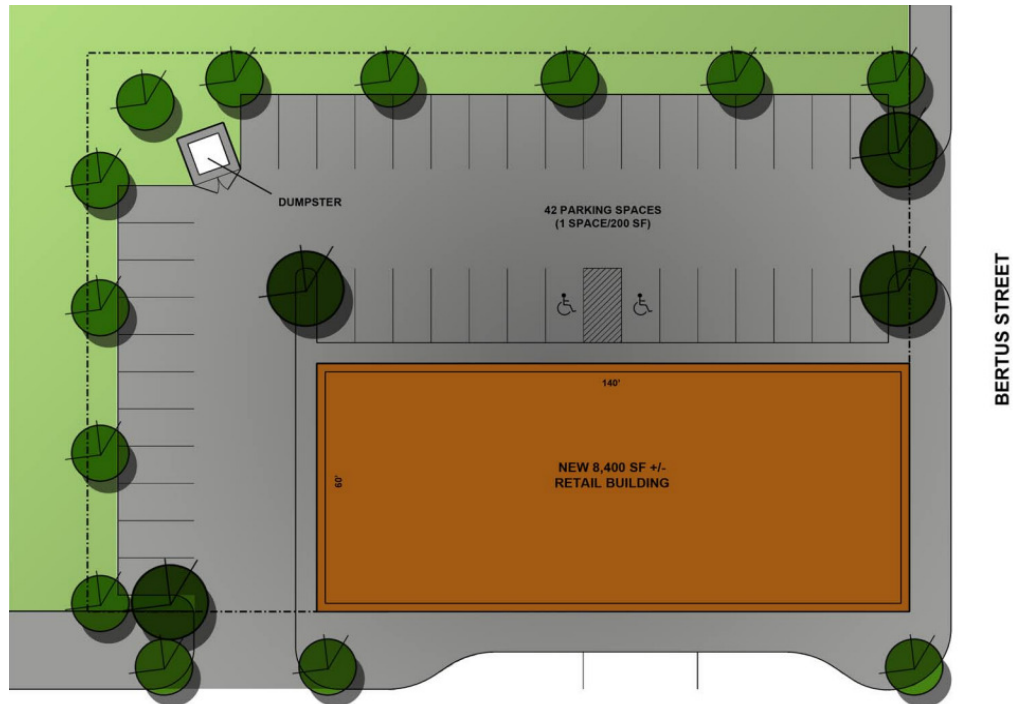


AVAILABLE

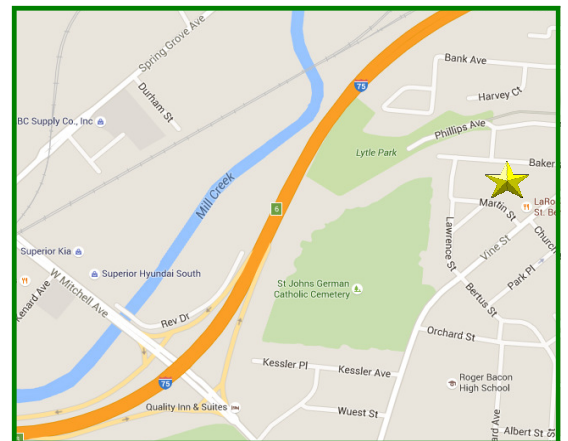
FOR SALE / LEASE

Office / Retail Space



Vine & Bertus Streets — St. Bernard, Ohio

- Land sale, lease or build to suit opportunity
- Up to 8,400 sq. ft. available
- 0.482 acres +/-
- Zoned Heritage Hill District
- 2 story façade required
- 42 parking spaces!
- Adjacent to St. Clement School
- Minutes to I-75 / Mitchell Ave. interchange



For further information, please contact:

Craig A. Roberts

(513) 762-7622

E-mail: craig.roberts@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.

COMMERCIAL
Real Estate



Property Specifications

Property ID:	<u>Address</u>	<u>Parcel ID#</u>
	4504	582-0013-0013-00
	4506	582-0013-0012-00
	4508	582-0013-0011-00
	4510	582-0013-0010-00
	4512	582-0013-0009-00
Property Type:	Vacant land	
Municipality:	St. Bernard	
Land Area:	+/- 0.482 acres	
Zoning:	Retail / Office uses	
Year Built:	To be built	
Building Dimensions:	60' x 140' (8,400 sq. ft.)	
Construction:	Conventional structural steel frame & masonry walls	
Exterior Façade:	Brick	
Miscellaneous:	Two story façade required per zoning codes	

Availability Specifications

Total Available:	8,400 SF
Air Conditioning:	Package units / suite
Heat:	Gas forced air
Power / Electric:	As needed (build to suit)
Security System:	As needed (build to suit)
Parking:	42 spaces
Annual Taxes:	To be determined. Current ownership pays no real estate Taxes)

Sale Price: **\$150,000**

Lease Rate (as vacant land): **\$1,500 per month**

Lease Rate (building): **To be determined, but anticipated to be \$18.00 / sq. ft. NNN, depending on construction costs**