

Beckett Ridge Professional Building

4874 Wunnenberg Way
West Chester, OH 45069

Office Condo For Sale or
Lease
2,584 SF



AVAILABLE:

2,584 SF - previous dental office

USES:

Medical/Therapy/Professional office

OFFERED AT:

\$16.50 PSF NNN

\$4.55 PSF OpEx

\$455,000.00 (\$176.08 PSF)

LOCATION:

Well located office condo just off SR 747 near Union Centre and minutes to I-75 & I-275. In a highly developed commercial and residential area with a great mix of retail, food, & service in the area.

SUMMARY:

- Professional office & medical condo complex
- Zoned B-2 (click for zoning ordinance)

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker / Owner
513.623.6505 Mobile
john@nrrg.com

OVERVIEW

4866 Wunnenberg Way Office Condo For Sale or Lease

YEAR BUILT:

2003

OCCUPANCY:

Negotiable

PARCEL ID:

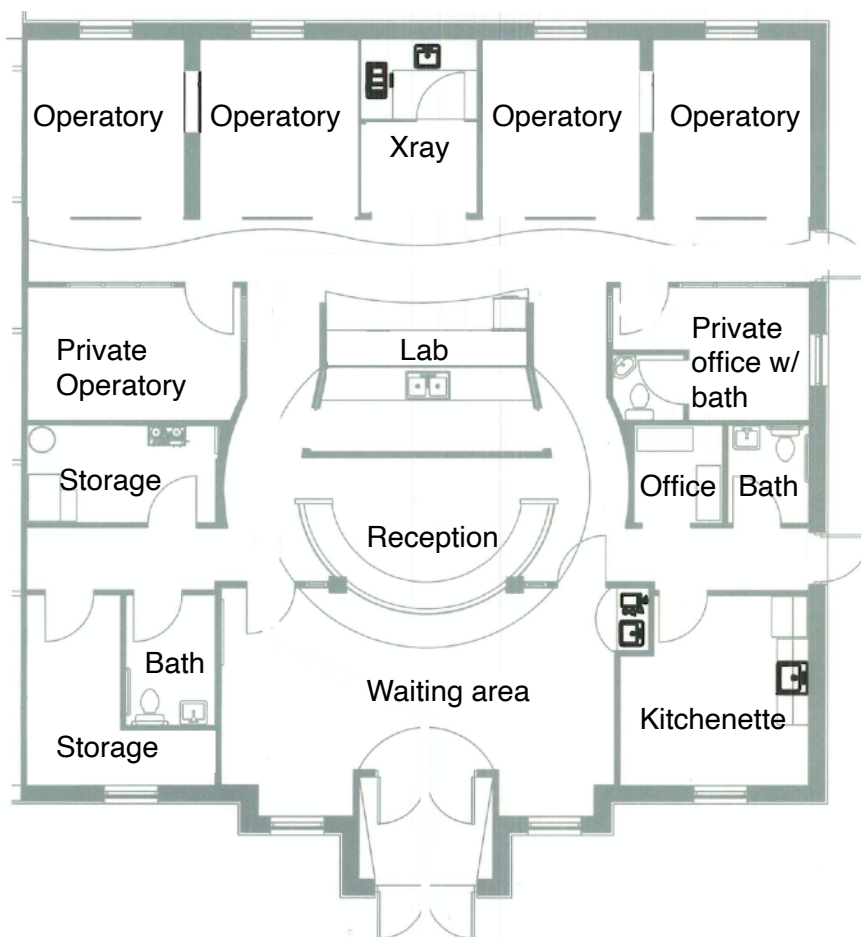
M5620440000016

TAXES:

\$2,265.97/half

SPACE INFO:

- 2,584 SF end-cap medical/therapy/professional office
- 5 operatories, lab, kitchenette, private office w/ private restroom, Xray, 2 bathrooms, business office, & waiting/reception area.
- 10' ceilings
- User friendly, private suite entry
- Street marquis & fascia signage available



2,584 SF

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch

Broker / Owner
513.623.6505 Mobile
john@nrrg.com

PHOTOS

**4866
Wunnenberg
Way**
Office Condo For
Sale or Lease



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com

AERIAL MAP

**4866
Wunnenberg
Way**
Office Condo For
Sale or Lease



North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch
VP Sales & Leasing
513.504.8232 Mobile
marshall@nrrg.com

John Stretch
Broker / Owner
513.623.6505 Mobile
john@nrrg.com