

630-632 Nilles Road  
Fairfield, OH 45014

## Office Buildings For Sale



### AVAILABLE:

630: 2,592 SF (1st floor, 2nd floor & lower level) - FULLY LEASED through 9/30/26

632: 4,700 SF (1st floor & lower level) - occupancy at closing

### USES:

Professional office

### OFFERED AT:

\$450,000.00

\$61.72 PSF based upon 7,292 total SF

\$90.60 PSF based upon 4,967 above grade SF

### LOCATION:

Excellent visibility on Nilles road in a highly developed commercial and residential area with a great mix of retail, food, & service in the area.

### SUMMARY:

- Professional office
- Both buildings on one parcel
- Zoned D-1 (click for zoning ordinance)
- Income producing - perfect for owner/user
- 0.393 acres
- Parcel ID: A0700041000027
- Taxes: \$7,078 annually

### North Ridge Realty Group

7182 Liberty Centre Drive, Suite M  
West Chester, OH 45069  
[www.nrrg.com](http://www.nrrg.com)

### Marshall Stretch

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### John Stretch

Broker / Owner  
513.623.6505 Mobile  
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# OVERVIEW

## 630-632 Nilles Road Office Buildings For Sale

### 630 Nilles:

- Fully leased through 9/30/26 to Edward Jones
- Completely renovated in 2021
- 4+ private offices, kitchenette, 2 restrooms & reception/ waiting area
- Pylon and building signage
- 2,592 total square feet: 1,258 SF on 1st floor, 576 SF on 2nd floor & 768 SF unfinished lower level

### 632 Nilles:

- Excellent condition, 8 private offices + executive, reception area, kitchenette & two restrooms
- Occupancy at closing
- Pylon and building signage
- 4,700 total square feet: 3,133 SF on 1st floor & 1,567 SF unfinished lower level



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# PROPERTY PHOTOS

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## 630 Nilles



## 632 Nilles



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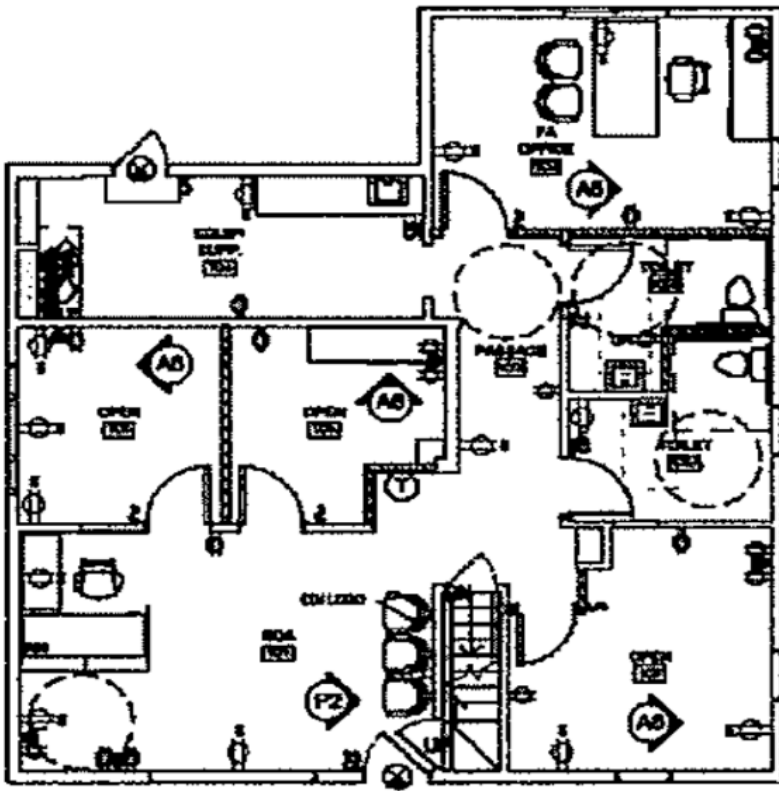
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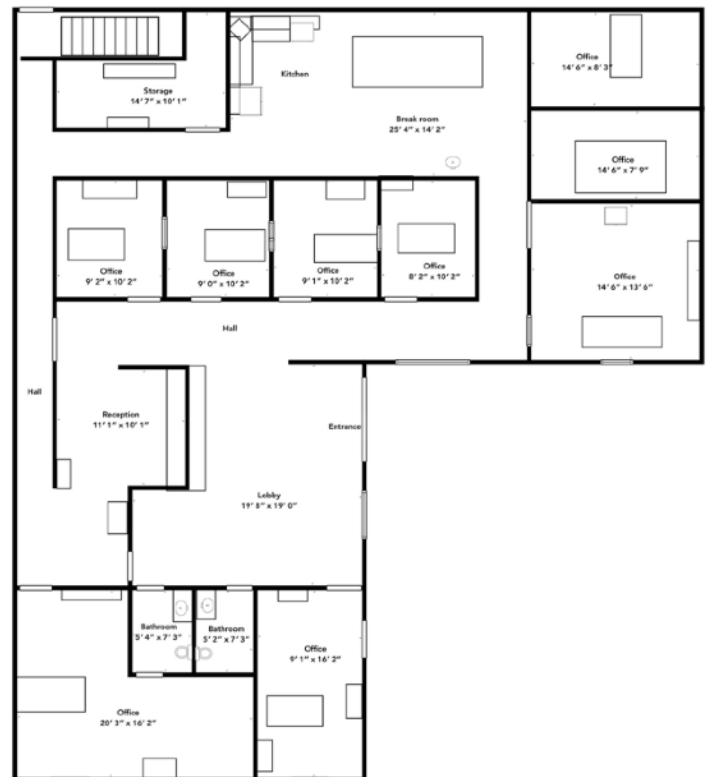
# FLOOR PLAN

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**630 Nilles**



**632 Nilles**



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# AERIAL MAP

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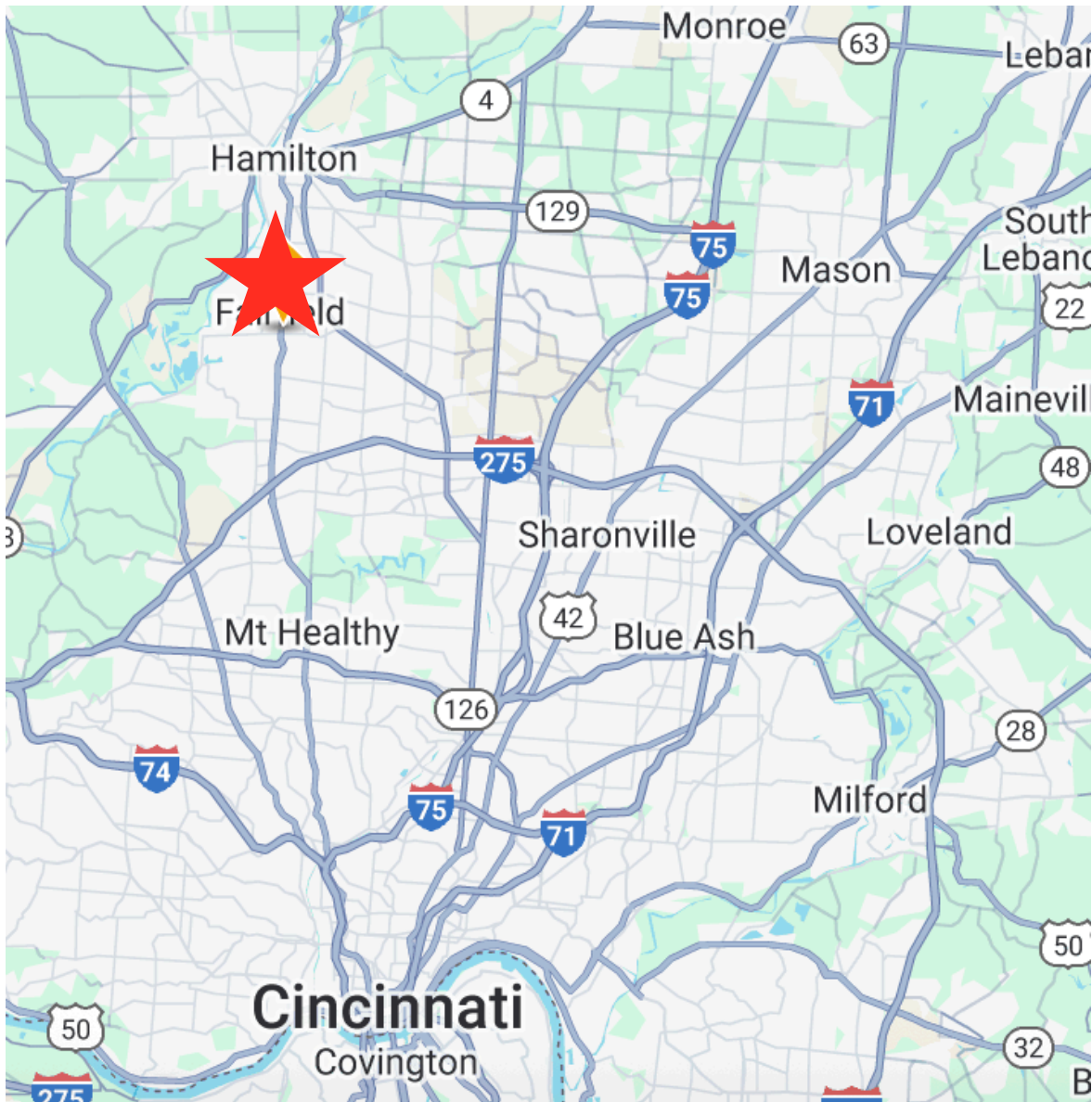
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# STREET MAP

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