



FOR SALE OR LEASE

Eden Roc Professional Offices

860-E NW Washington Boulevard
Hamilton, OH 45013



Property Highlights

- 5,205 SF medical office - can be transformed to general office
- Demisable w/ multiple entries
- 6 wet exam rooms, 2 private offices, waiting/reception area, lab, large open treatment areas
- Convenient parking in lot and garage
- Located in highly developed retail and residential area
- MOTIVATED SELLER - all offers considered
- Option for seller financing
- \$150,000.00 (\$28.82 PSF)



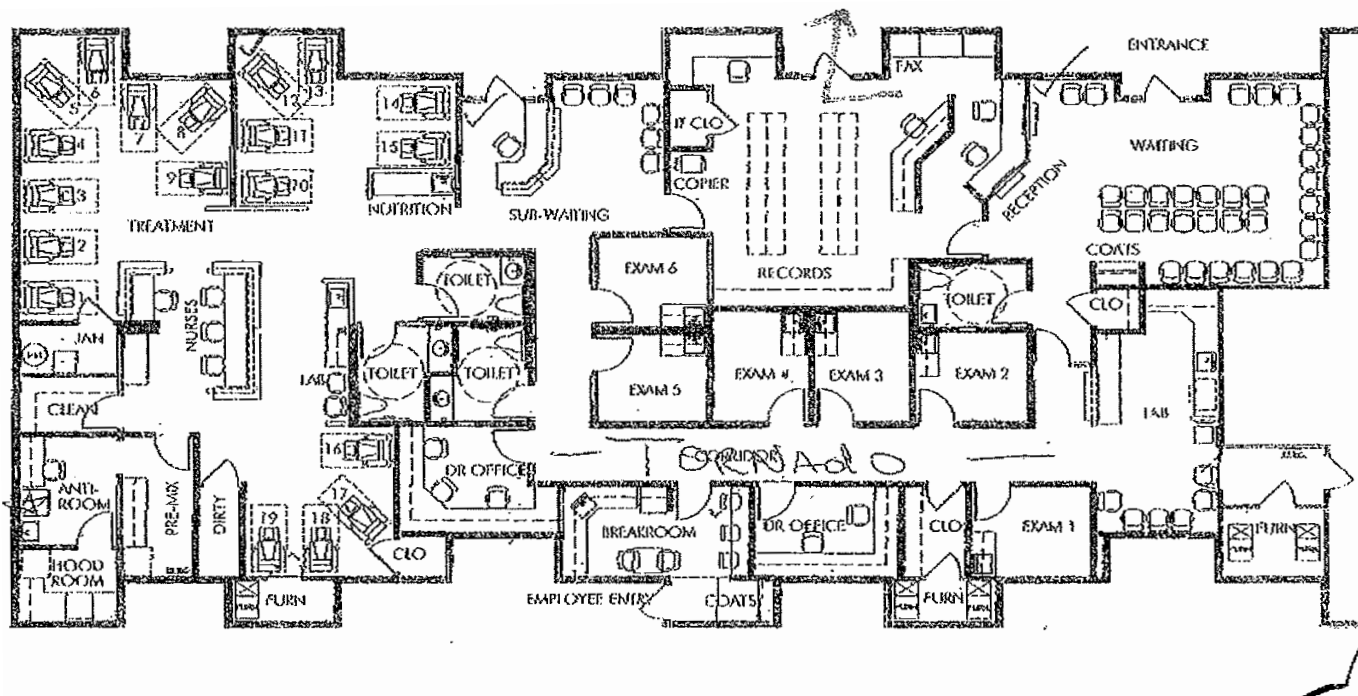
North Ridge Realty Group

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Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.



Location	Hamilton, OH (Butler County)
Building Type	Multi-tenant professional office condo
Available SF	5,205 SF
Utilities	Separately metered
Year Built	1997, 2012
Parking	Ample, convenient, shared parking
Offered at	\$150,000.00 (\$28.82 PSF)
Condo Fees	\$3.35 PSF (COA \$2.10, Insurance \$0.25, Management & misc \$1.00)

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