



**TRI-CITY** REAL ESTATE  
COMMERCIAL/INVESTMENT/INDUSTRIAL

Retail or Professional Office



**1741 East Ohio Pike Amelia, Ohio 45102**

- 1,800 Sq. Ft. Building on 0.5 Ac.
- Additional 1.2 Ac. Zoned B-2
- 2005 MAI Appraisal \$550,000

**PRICE: ~~\$499,000~~**

*REDUCED  
\$485,000*

Call Lee Ferguson

8160 Corporate Park Dr., Ste. 300 • Cincinnati, Ohio 45242-3307  
Phone: 513/793-5500 • Fax: 513/793-5500



# TRI-CITY Real Estate

## COMMERCIAL/INVESTMENT/INDUSTRIAL

### COMMERCIAL

LISTING AGENT V. Lee Ferguson (vlf@tri-citycompanies.com)

### PROPERTY DESCRIPTION

ADDRESS 1741 E. Ohio Pike S.R.125 ZIP CODE 45102  
LOCATION: CITY/SUBURB Pierce Township COUNTY Clermont STATE Ohio  
PLAT BOOK 28-28 PAGE 06A PARCEL 003 TAX VALUE \$ 422,500.

### FOR SALE

PRICE \$ 499,000 *\$ 385,000 on 1/2 ac*  
DOWN PAYMENT 20%  
TERMS Loan Assumption  
AVAILABLE Immediate  
WILL DIVIDE Land Possible  
LEASEHOLD IMPROVEMENTS BY LESSOR \$ \_\_\_\_\_

### FOR LEASE

RENT/YEAR Consider  
RENT/SQ.FT. \_\_\_\_\_  
TERM 5 yrs-10 yrs  
AVAILABLE immediate  
SUB-LEASE EXPIRATION N/A  
PER SQ.FT. N/A

### SITE INFORMATION

SIZE 1.702 Acres ZONING B- (Business) PARKING Adequate /Expandable

### IMPROVEMENTS

AGE 1979 CONSTRUCTION Brick Veneer TOTAL SQ.FT. 1800  
# OF FLOORS One OFFICE AREA Three Private HEAT Gas A/C Central  
CEILING HEIGHT \_\_\_\_\_ ROOF Shingle SPRINKLER No TYPE: W \_\_\_\_\_ D \_\_\_\_\_  
DOCKS N/A DOORS Metal CRANES N/A

### TAXES/UTILITIES

TAXES \$ 3,467.15 / SA ASSESSMENTS None ELECTRIC Yes AMPS \_\_\_\_\_ VOLTAGE \_\_\_\_\_  
GAS Yes ( " ) SEWER Yes ( " ) WATER Yes ( " ) INSURANCE: \_\_\_\_\_

### COMMENTS

Bank vault - counters - large reception area - two (2) restrooms, kitchen area - covered drive - thru canopy - two (2) curb cuts on S.R.125 -Pylon signage @ street.

THIS INFORMATION IS BELIEVED TO BE RELIABLE BUT IS NOT GUARANTEED.  
PROPERTY IS SUBJECT TO PRIOR SALE OR WITHDRAWAL.

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1741  
**STATE ROUTE No. 125**

32 PROJECTED SOUTH

S 75°59'01" E

239.62'

315.75'

N 06°48'07" E

PAVEMENT

PAVEMENT

0.53 AC  
24,500 ft

RIVER HILLS  
BANK BLDG.

OVERHANG

PAVEMENT

POLE

176.29'

S 12°04'48" W

170.84'

S 11°53'04" W

50' BUFFER LINE  
GREEN SPACE

N 66°58'30" W

214.93'



