

FOR SALE

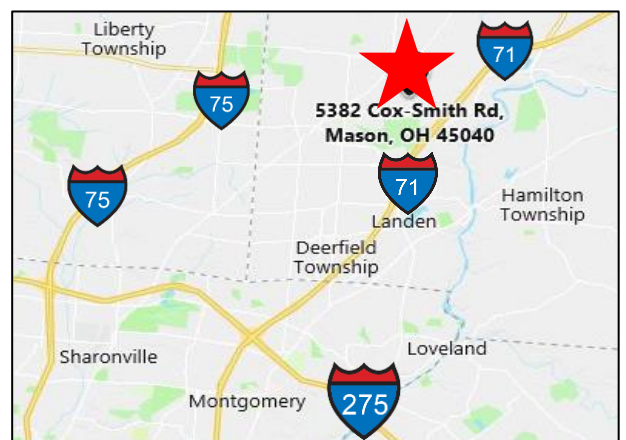
**5382-A Cox-Smith Road
Mason, Ohio 45040**

**PRICE
REDUCED!**



PROPERTY FEATURES:

- ❖ 2,076 SF available finished office space
- ❖ Building signage available
- ❖ High visibility
- ❖ Ample surface parking
- ❖ Easy interstate access to I-71 & I-275
- ❖ Located in Mason, off the Kings Mills Road exit near an abundance of retail amenities
- ❖ **Sale Price: \$285,000 (\$132.28 PSF)**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**JEFF WOLF
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REAL ESTATE

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Property Specifications

LOCATION:	Mason, Ohio Warren County
AVAILABLE SQUARE FOOTAGE:	2,076 SF
YEAR BUILT:	2001
INTERSTATE ACCESS:	Located in Mason, off the Kings Mills Road exit near an abundance of retail amenities. Easy access to I-71 and I-275
BUILDING CLASS:	B – Office Space
SALE PRICE REDUCED:	\$285,000 (\$132.28 PSF)
COMMENTS:	Condo fees are \$588.67/month for 2022. The association takes care of common areas, parking lot, ponds, snow removal, landscaping, roof, paint, etc. Anything on the interior of the unit (doors, windows, HVAC, etc.) would be on the owner.
MISCELLANEOUS:	Overflow Parking

Traffic Count

Collection Street	Cross Street	Traffic Vol	Year	Distance
Smith Rd	Elm Ave, N	13,786	2018	0.17 mi
Smith Rd	Elm Ave, S	4,262	2018	0.18 mi
Montgomery Rd	Maple Ave, SW	33,918	2018	0.21 mi
Montgomery Rd	Weyer Ave, SW	17,977	2018	0.25 mi
Montgomery Rd	Norwood Lateral Pkwy, N	18,747	2018	0.30 mi



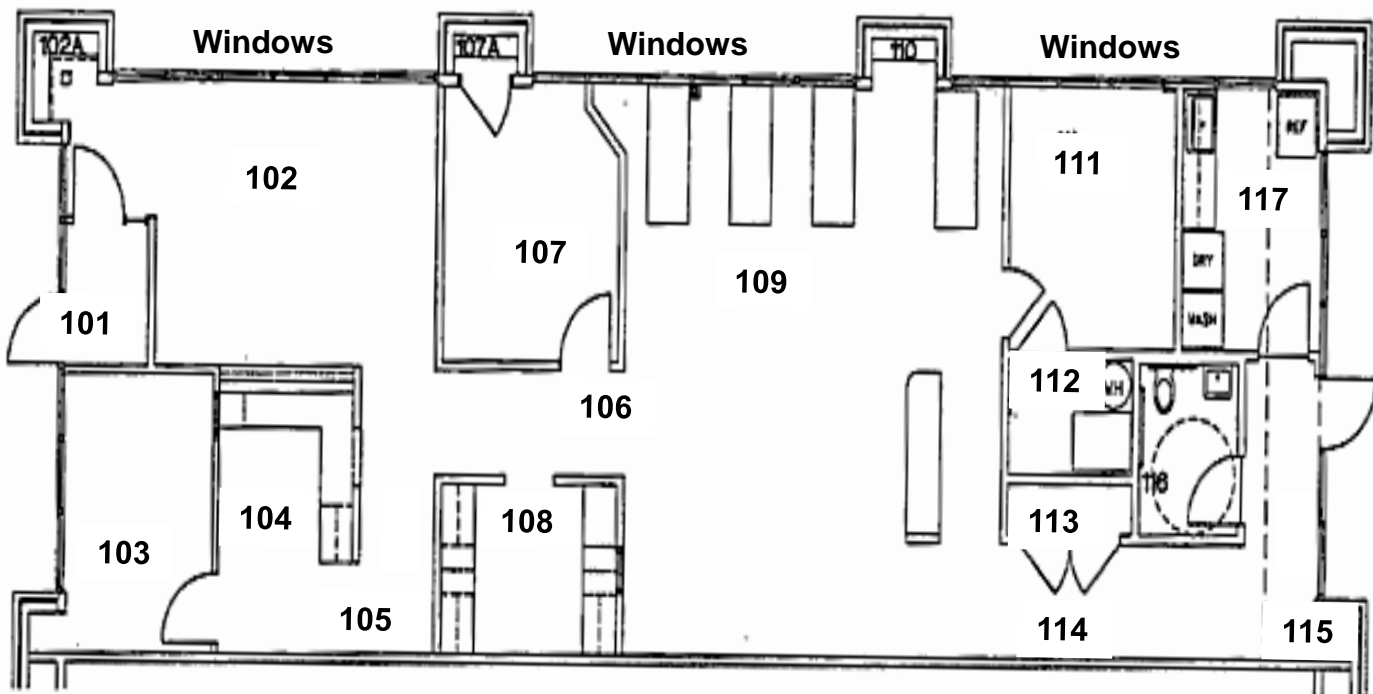
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Floor Plan – 2,076 SF



Room Description

101	Vestibule	106	Corridor	111	Office
102	Waiting Room	107	Office	112	Mechanical / Electrical
102-A	Storage	107-A	Storage	113	Closet
103	Office	108	Shared Office	114	Corridor
104	Reception	109	Open Area	115	Corridor
105	Corridor	110	Storage	116	Restroom
				117	Break Room



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