

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Kemper Crossing

7357 East Kemper Road, Cincinnati, OH 45249

Exclusively Represented By:

Jim Carmichael

Broker

859 444 4177

1031jc@gmail.com

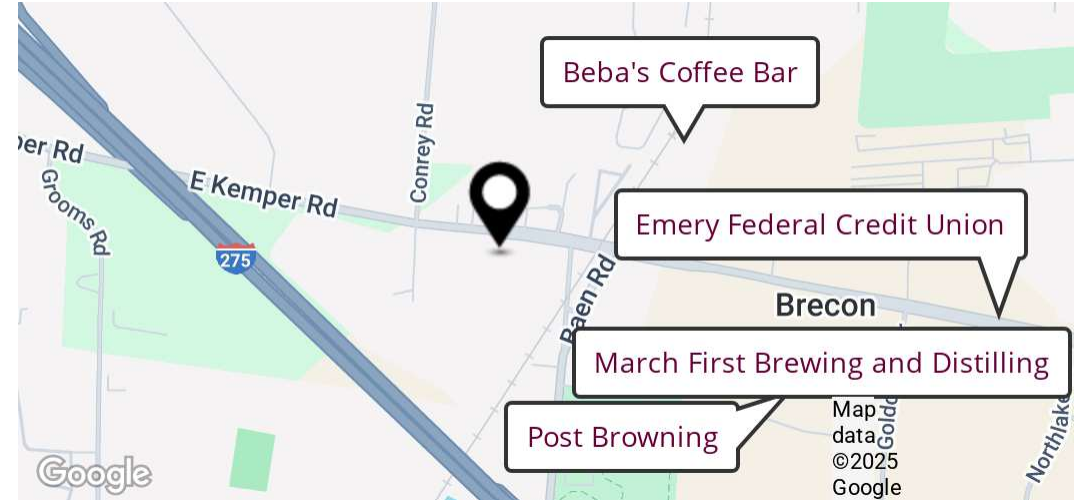
OFFICE SPACE FOR SALE

Kemper Crossing

7357 East Kemper Road, Cincinnati, OH 45249

FOR SALE

Executive Summary



Offering Summary

Price	\$757,000
GSF	4,800 SF
# of Floors	2
Condo Units	4
Year Built	2006

Property Overview

Turnkey Office Condo Investment – Fully Leased with Guaranteed Rent on Vacant Unit!

This 4-unit office condo package offers a solid investment opportunity in a prime Cincinnati location! Each unit is 1,200 SF, totaling 4,800 SF of professional office space. Three of the four units are currently leased, generating \$5,200/month in rental income, with established tenants, including an attorney and the current owner.

To sweeten the deal, the seller is offering a \$1,500/month rent guarantee on the vacant unit, ensuring \$6,700/month total income from day one!

This is a rare chance to acquire a stabilized office investment in Cincinnati with built-in income and future upside. Call today for financial details and to schedule a private tour!

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Additional Photos



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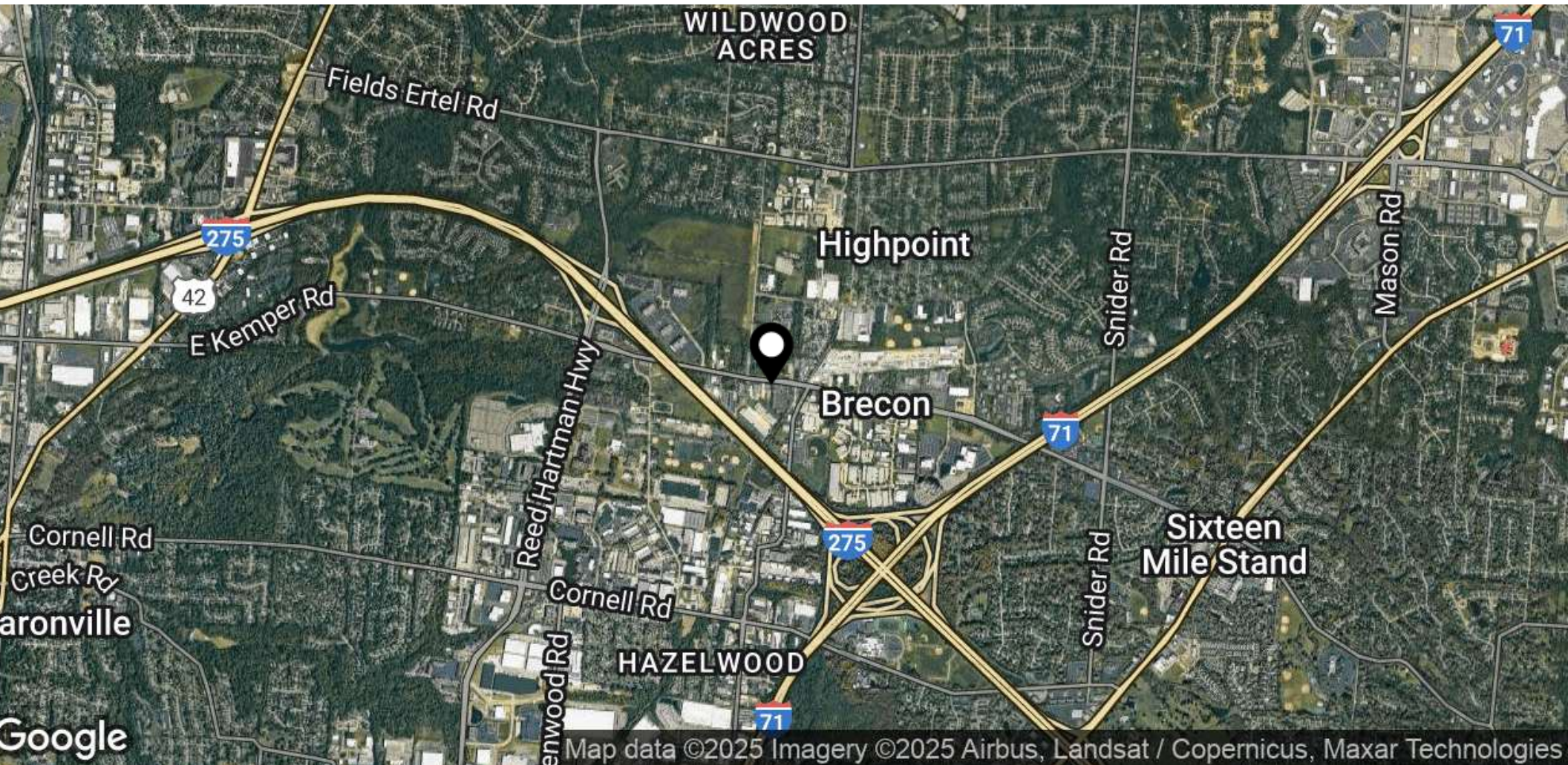
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Location Map



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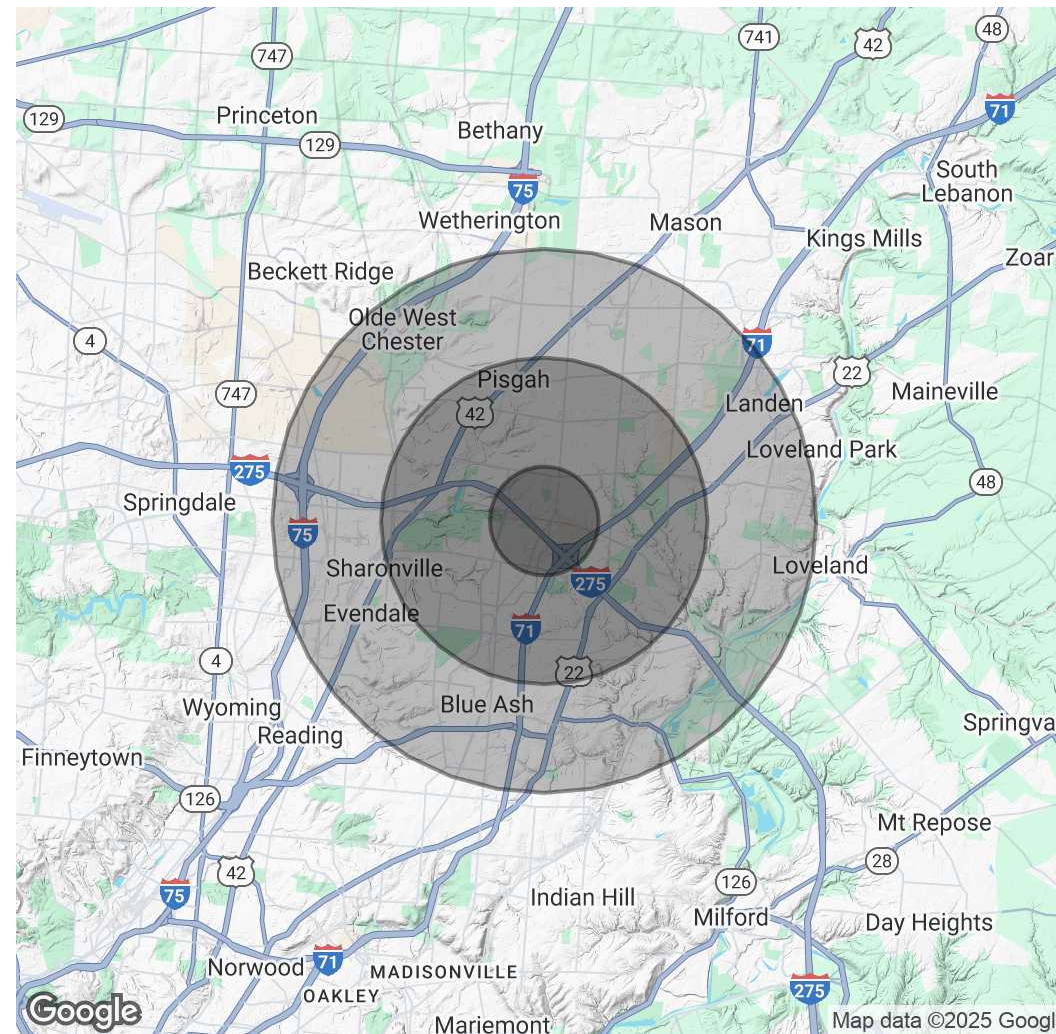
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	4,328	53,751	143,337
Average Age	43	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,801	21,058	56,481
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$121,405	\$155,169	\$153,761
Average House Value	\$289,106	\$438,854	\$436,613

Demographics data derived from AlphaMap



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