Prudential
Commercial Real Estate

FOR SALE

INFORMATION SHEET:

1660 Sternblock Lane
Cincinnati, OH 45237

Bldg type: **School**

TOTAL SQUARE FEET	**28,750 +/-**
AVAILABLE SQ. FEET:	**28,750 +/-**
DIVISIBLE:	**No**
LAND:	**1.057 +/- Acre**
YEAR BUILT:	**1977; Remodeled in 2001 (newer roof, electric, & rooms)**
ZONED:	**RM-2.0**
CONSTRUCTION:	**Brick**
ROOF:	**Shingle & Built-up**
FLOOR:	**Carpet/Tile over Concrete**
SPRINKLER:	**Yes**
PARKING:	**15 on site; 10 on street; 31 next door (if property sold as school)**
POWER:	**800 Amps/ 3 Phase (120-128 Volts/400 Amps); 1 Phase**
LIGHTING:	**Fluorescent**
HEATING/AIR:	**Gas Furnaces/ 100% AC**
GAS:	**Duke**
SEWER:	**Metropolitan Sewer District**
WATER:	**City**
RESTROOMS:	**7**
ACCESS:	**One mile to I-75**
BOOK PAGE PARCEL:	**117-3-119 & 120**
ANNUAL TAXES:	**$30,663.00**
ASKING PRICE:	**~~$1,200,000~~ ~~$999,900~~ $800,000**

COMMENTS:

- 21 Classrooms, 9 Offices, 3 Special Ed Rooms
- Reception Area
- Multi Purpose room, & Stage
- Kitchen Room
- On Bus Line
- Floor Plan Available
- Adjacent to Maketewah Country Club

PLEASE CONTACT:
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