



1610 Germantown Rd

1610 Germantown Rd, Middletown, OH 45042

Comey & Shepherd
REALTORS.



Sheree Marcum

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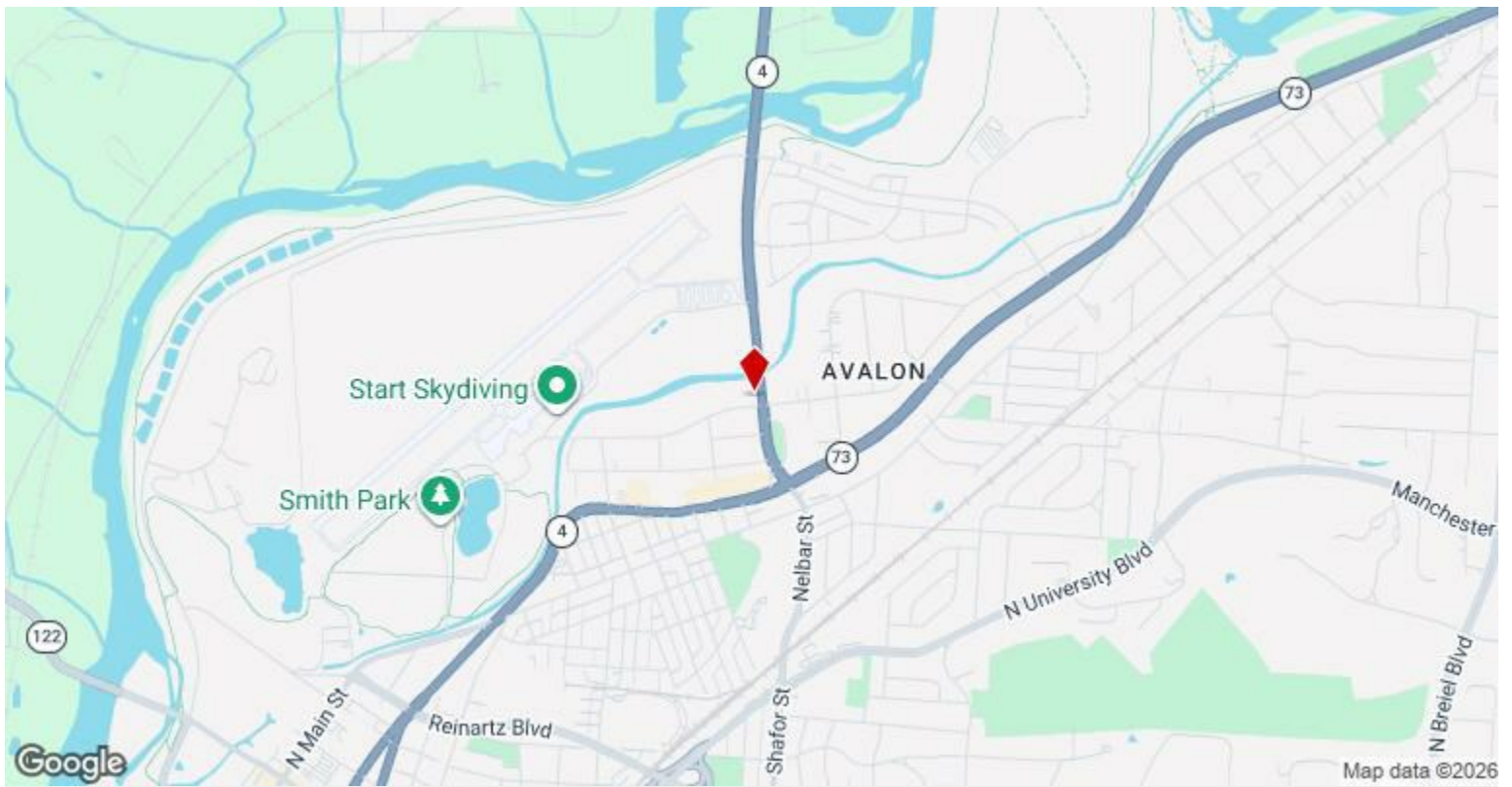
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\$495,000

Prime commercial opportunity with excellent traffic exposure. Flexible building suitable for bar, restaurant, or retail use. Property includes new permitted electric service and a large paved parking lot with ample parking. With zoning approval, the site could be well suited for a car dealership. Property offered for sale only; no lease or lease-option. 0.2 miles from Rt 4/Rt 73 - Verity Parkway....



Price:	\$495,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.73 AC
Gross Building Area:	5,446 SF
No. Stories:	1
Year Built:	1971
Tenancy:	Single
Parking Ratio:	10.74/1,000 SF
APN / Parcel ID:	Q6511-024-000-085
Walk Score ®:	30 (Somewhat friendly)
Transit Score ®:	30 (Somewhat friendly)



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