



8241 Cornell Road, Suite 210 Cincinnati, OH 45249

OFFICE CONDO

7444 JAGER COURT

ANDERSON TOWNSHIP, OH 45230

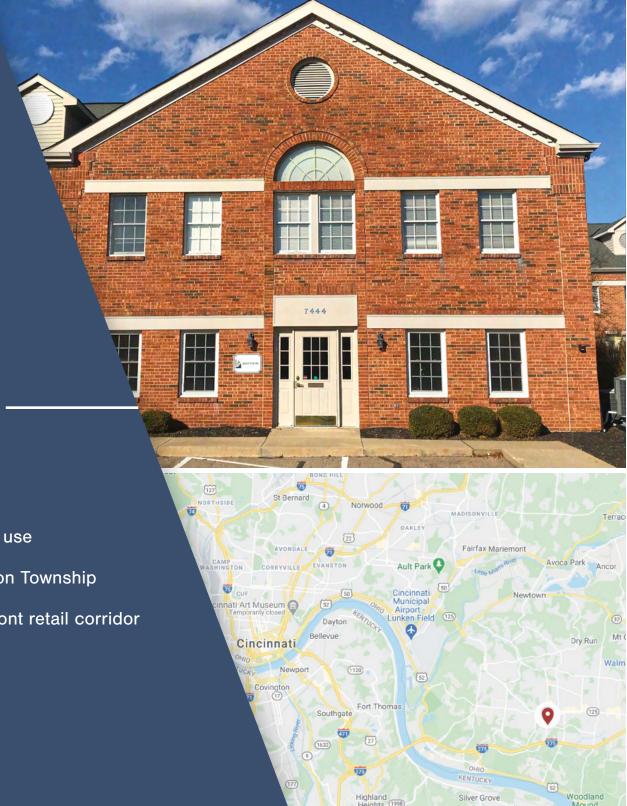
BRAD WRIGHT

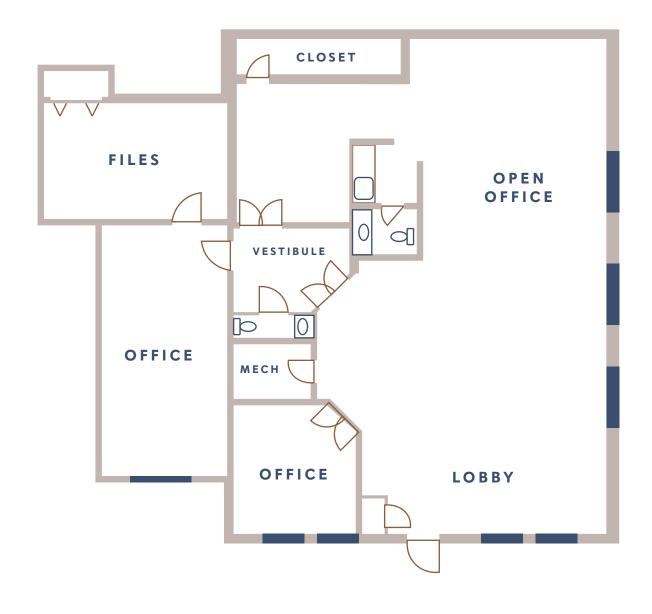
VICE PRESIDENT
513.509.8463
bwright@wpacre.com

www.wpacre.com

FEATURES

- 2,400 square feet across one level
- Suitable for general or medical office use
- Prime location in the heart of Anderson Township
- Close proximity to I-275 and Beechmont retail corridor
- Versatile floor plan
- 0% earnings tax

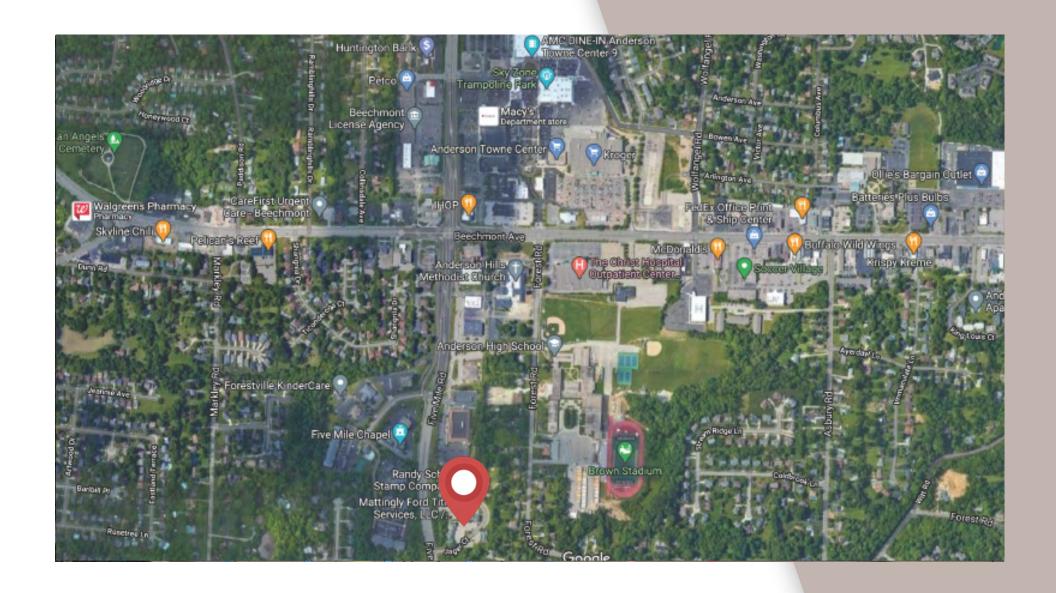




SITE PLAN

7444 JAGER COURT

ANDERSON TOWNSHIP, OH 45230



TRADE AREA

7444 JAGER COURT

ANDERSON TOWNSHIP, OH 45230







DETAILS

COUNTY Hamilton

PARCEL ID 500-0204-0225-00

YEAR BUILT 1988

LAND Condo

ZONING OO - Planned Office District

Anderson Township: 513.688.8400

CONSTRUCTION Poured foundation, masonry/frame

ROOF Asphalt shingle

PARKING Ample shared parking

HEATING Electric forced air

AIR CONDITIONING Forced air

GAS & ELECTRIC Duke Energy

WATER & SEWER Greater Cincinnati Water Works

TAXES (2023) \$10,441.16

LEASE RATE \$15/SF + Electric

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