

FOR SALE

6836 ASHFIELD DRIVE

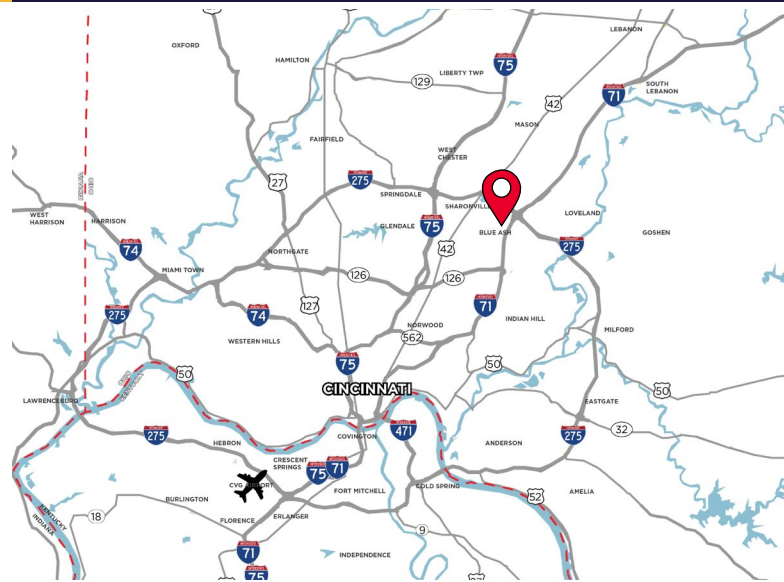
CINCINNATI, OH 45242



OFFICE/FLEX SPACE

SALE PRICE: \$700,000 (\$174.48/SF)

- 4,012 SF Total
- 2 Story Office
- Tenant Occupies 2nd Floor through 3/2026
- 0.69 Acre
- Room for Expansion
- Ideal for Owner-Users, Professional Office, Medical, R&D, or Light Industrial



For more information, contact:

TOM MCCORMICK, SIOR, CCIM **LINDSAY HARTMANN**

+1 513 763 3025

tom.mccormick@cushwake.com

+1 513 322 0898

lindsay.hartmann@cushwake.com

DIGGER DALEY

+1 513 763 3028

digger.daley@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202

P: +1 513 421 4884

cushmanwakefield.com

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JURISDICTION	Blue Ash, OH
COUNTY	Hamilton
ZONING	BAN (Blue Ash North)
AVAILABLE SIZE	4,012 SF
OFFICE SIZE	2 Floors ±2,000 SF
YEAR BUILT	1978
ACRES	0.69 Acre
CONSTRUCTION	Masonry
ROOF	Rubber membrane re- placed in 2019
LIGHTING	Fluorescent
PARKING	±15 Spaces

COUNTY INFORMATION	612-0200-0245-00
COUNTY VALUES	\$282,860.00
ANNUAL TAXES	\$6,942.00
SPRINKLER	None
HVAC	100%, replaced 2019
UTILITIES	
ELECTRIC	www.duke-energy.com
GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov
SEWER	www.cincinnati-oh.gov
TELEPHONE/DATA	www.altafiber.com

AERIAL



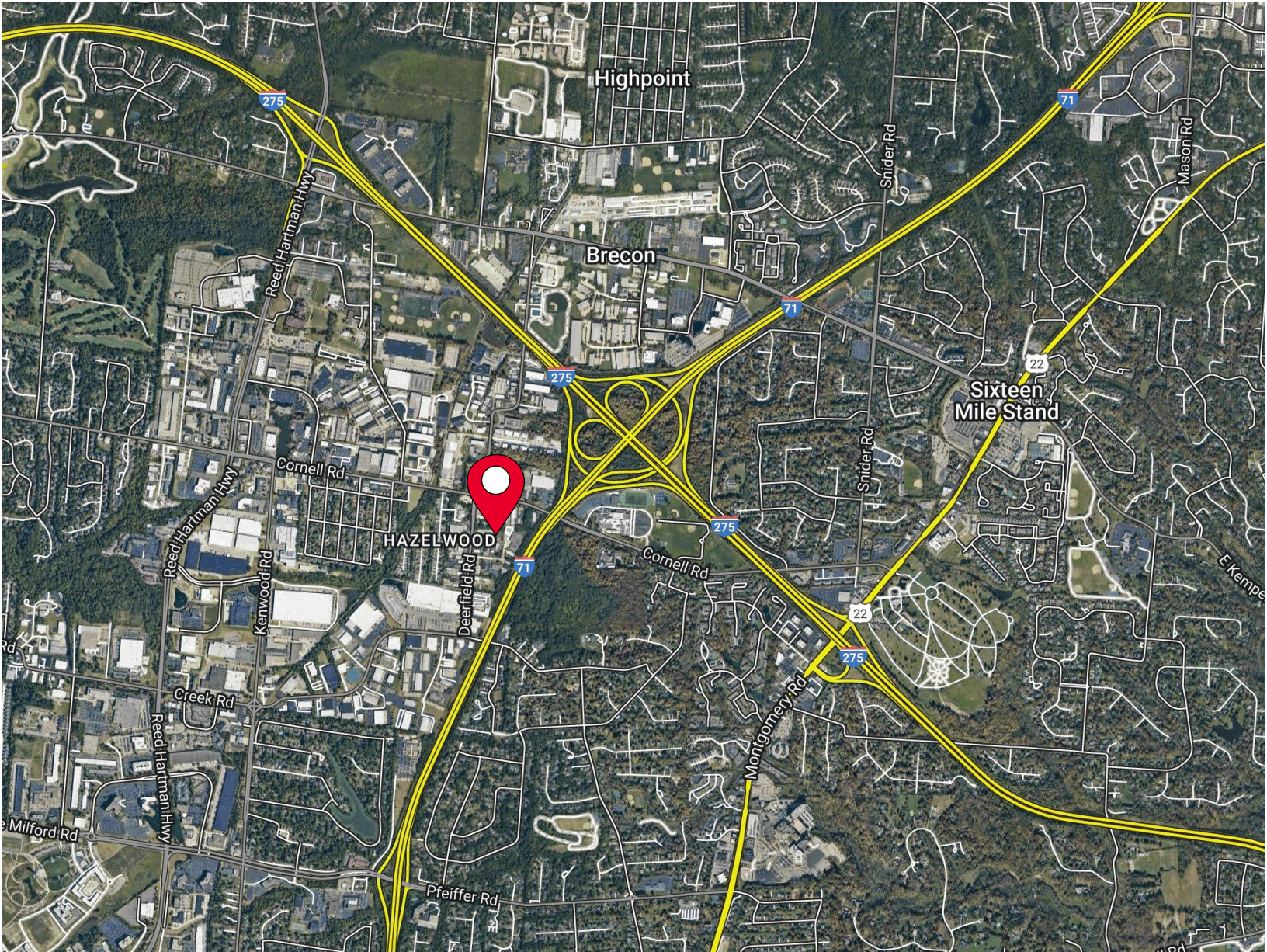
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AERIAL LOCATION



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