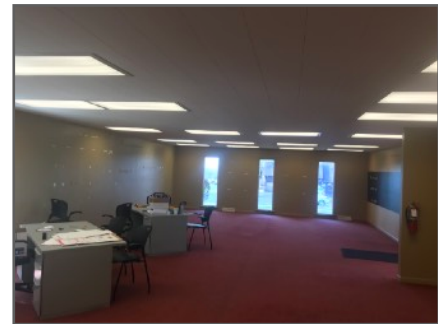


FOR SALE

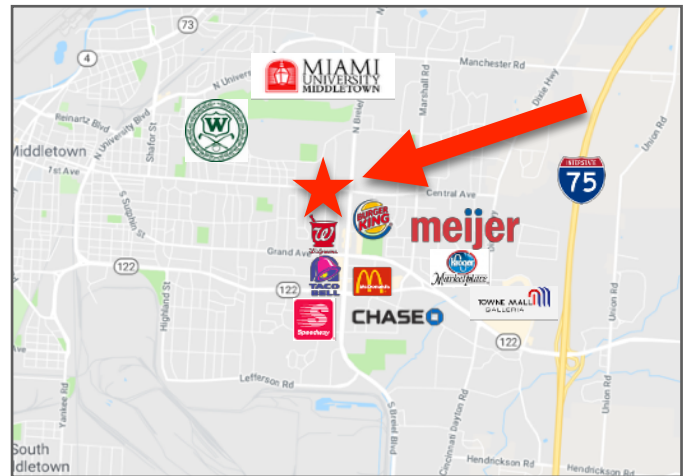
**120 S. Breiel Boulevard**

Middletown, OH 45044



**Property Highlights**

- 3,300 SF free-standing office building on .4 acres
- First level has open floor plan
- Unfinished lower level is fully sprinkled with sump pump, break room and additional bathroom
- Private parking lot with 17 stalls
- ADA accessible
- High visibility
- Minutes north from SR122
- Well maintained
- Parcel No. Q6541021000152 (Butler County)
- Offered at ~~\$179,500 (\$54.39 PSF)~~ \$149,000 (\$45.15 PSF)



**North Ridge Realty Group**  
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## Property Details

Location	Middletown, OH
Building Type	Single tenant, free-standing
Available SF	3,300
Parcel Number	Q6541021000152 (Butler County)
Year Built	1972
Parking	17 stalls/asphalt
Possession	At closing
Taxes	\$2,193/half
Offering Price	\$149,000 (\$45.15 PSF) <b>Tax Value of \$171,300</b>

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