

7616 Montgomery Rd.

7616 Montgomery Rd., Cincinnati, OH 45236

Presented by
Sibcy Cline Realtors



Price: \$215,000

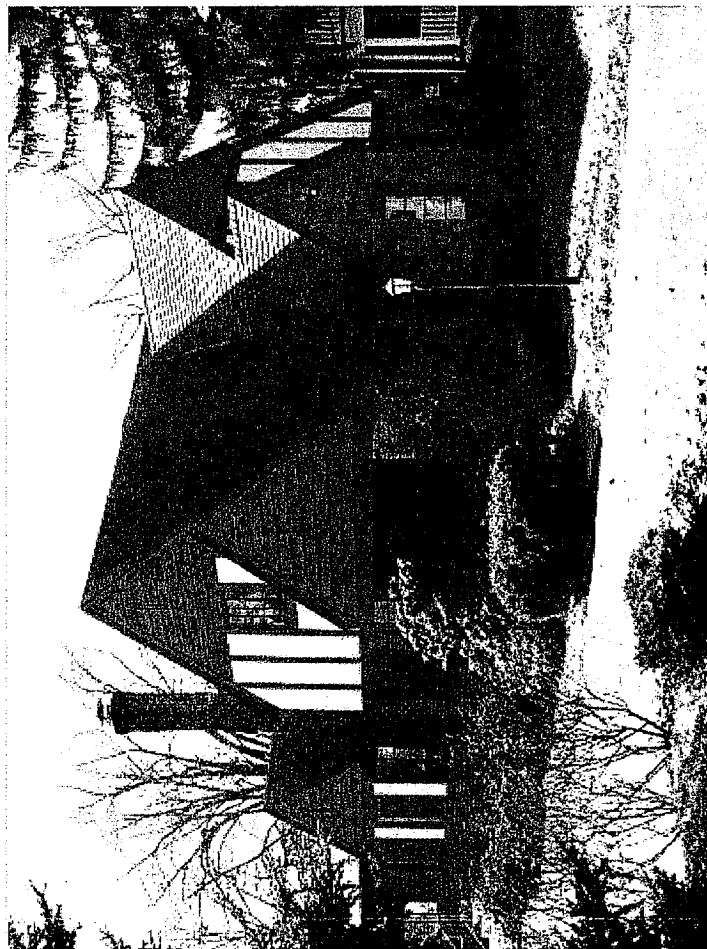
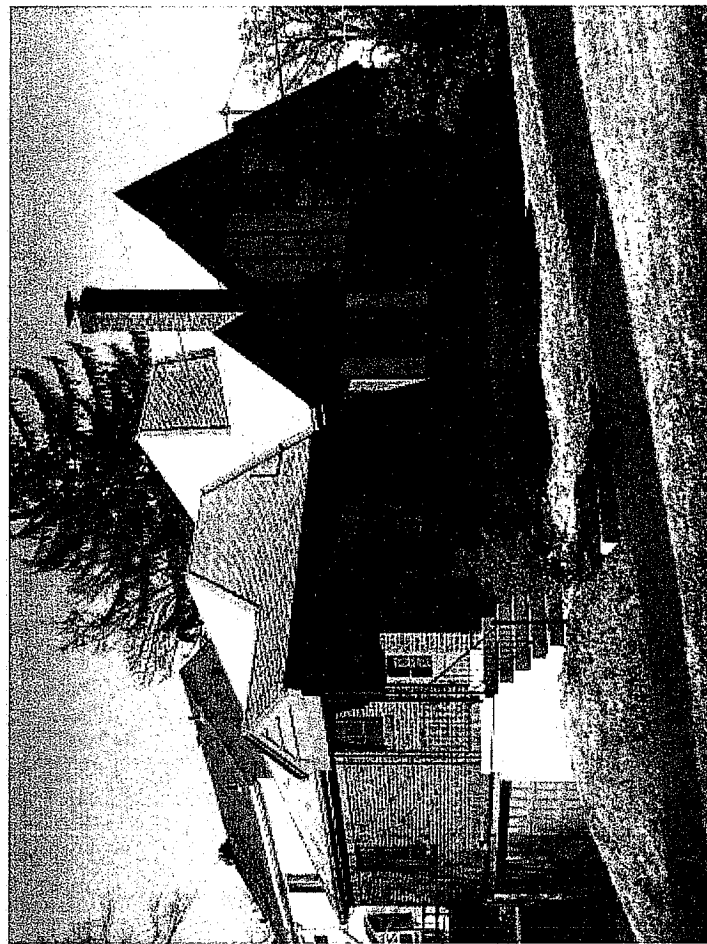
Great office opportunity that could be perfect as a live/work space. Superior visibility. High traffic count on a primary artery to Kenwood Shopping Center and Kenwood Town Center. Less than a mile from Macy's and Nordstrom's. Situated on 1/3 of an acre with good client parking. Could be ideal for attorney, insurance, dentist, chiropractor, or so many other professional services. Property has been well maintained and is move-in ready so you can devote your time to what you do best!

EXHIBIT A

SYCAMORE TOWNSHIP
PLANNING & ZONING
MAY 30 2012
RECEIVED

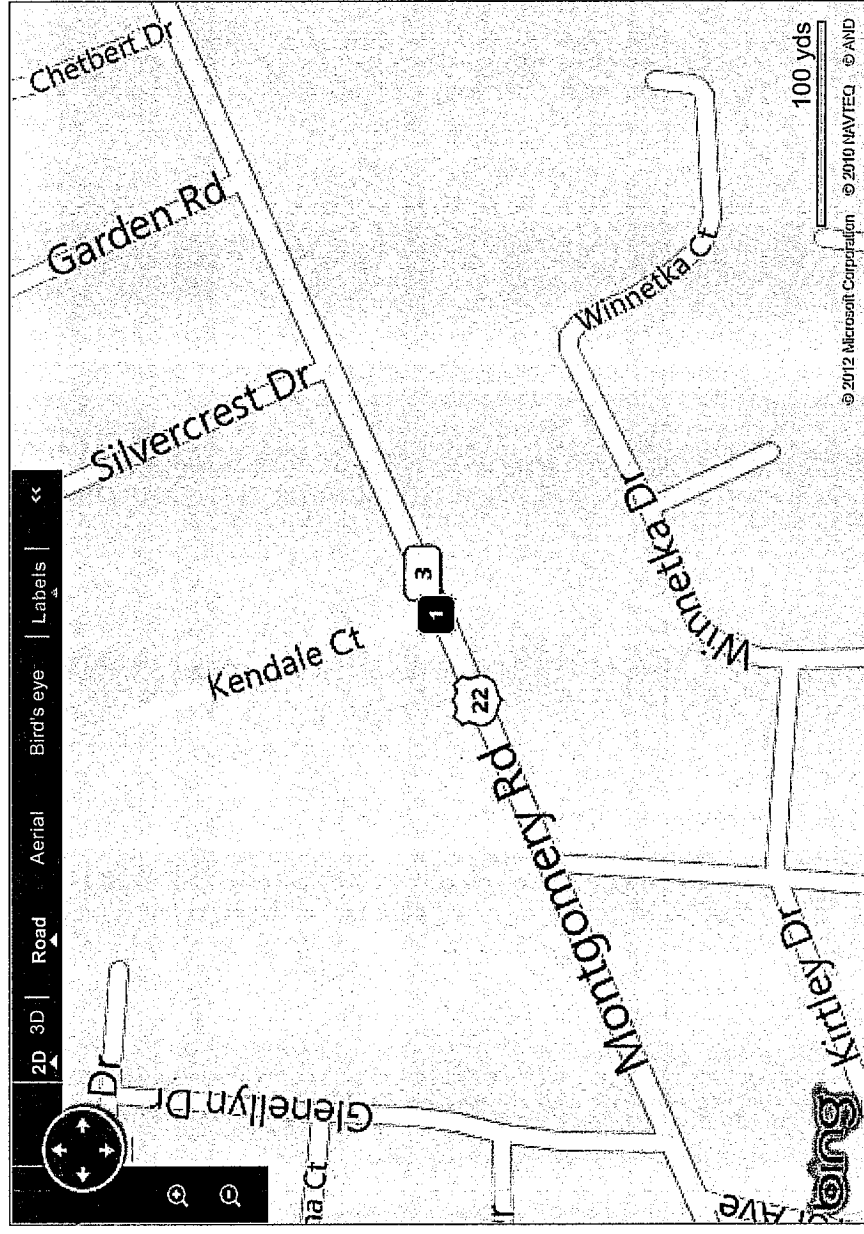
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Property Photos



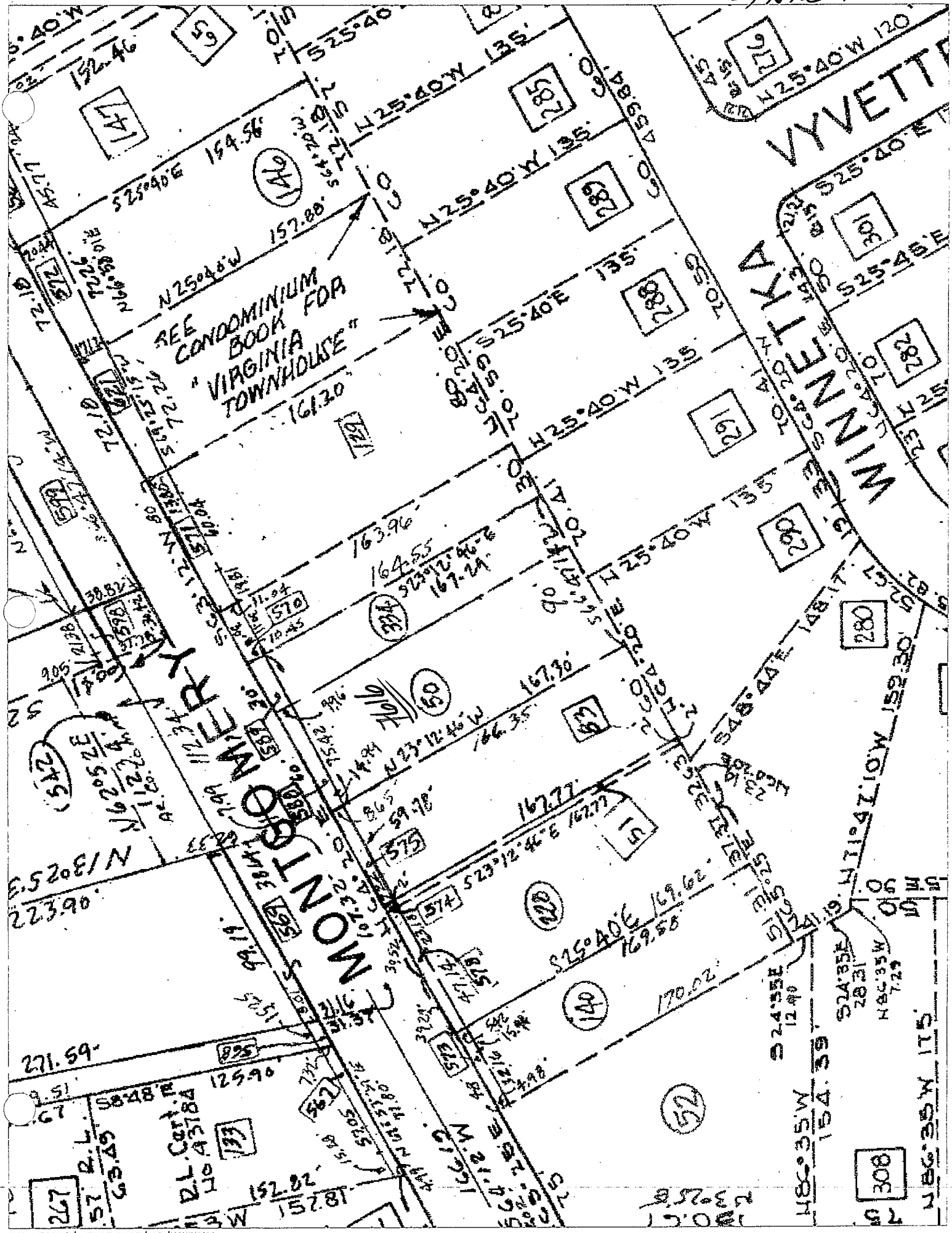
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Location



Location Description

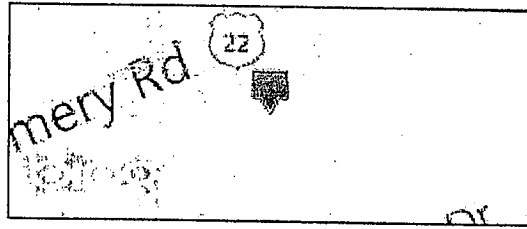
Clean, well-manicured setting just 10 miles from downtown Cincinnati in one of the more affluent suburbs of the city.



Property Detail Report

Subject Property

7616 Montgomery Rd
Cincinnati, OH 45236-4204
Sycamore-Syc Fd-Ind.hill -
Hamilton County



Owner Info:

Owner Name : Janning Nancy M	Recording Date : 11/02/1989
Owner Phone : (513) 984-8482 (no calls)	Annual Tax : \$3,488
Tax Billing Address : 7255 Bobby Ln	County Use Code : Resid-Single Family
Tax Billing City & State : Cincinnati OH	State Use : Single Family
Tax Billing Zip : 45243	Universal Land Use : SFR
Tax Billing Zip+4 : 2003	

Location Info:

School District : Indian Hill Evsd	Panel Date : 05/17/2004
Subdivision : Jones Estates	Flood Zone Code : X
Census Tract : 240.01	Zoning : D
Carrier Route : C049	Tax District : Sycamore-Syc Fd-Ind.hill
Flood Zone Panel : 3902040209D	

Tax Info:

Tax ID : 600-0211-0050-00	Total Assessment : \$232,670
Tax Year : 2010	% Improv : 79%
Annual Tax : \$3,488	Tax Area : 064
Assessment Year : 2010	Legal Description : Ss Montgomery Rd 0.3456 Ac Pt Lot 1 J Jones Est Sub Ss Montgomery 255 E Of Kenarbres Pars 50,334 Cons
Land Assessment : \$49,230	Lot Number : 1
Improved Assessment : \$183,440	

Characteristics:

Lot Frontage : 90	Lot Depth : 175
Lot Acres : .346	Garage Type : Basement
Lot Shape : N	Garage Capacity : 2
Basement Type : Full	Basement Sq Feet : 1631
Style : Conventional	Roof Material : Asphalt Shingle
Building Sq Ft : 2,193	Construction : Brick
Stories : 1.5	Interior Wall : Plaster
Exterior : Masonry	Total Units : 1
Floor Cover : Hardwood	Total Rooms : 6
Foundation : Concrete Block	Bedrooms : 2
Total Baths : 1	Full Baths : 1
Year Built : 1936	Topography : Flat/Level
Fireplaces : 1	Water : Type Unknown
Sewer : Type Unknown	Cooling Type : Central

Heat Type : Heated