

# SERVICE/RETAIL FACILITIES

5290 N. C.R. 25A  
PIQUA, OH 45356



## Property Highlights:

Square Feet: 4,348 SF

Building A: 2,500 SF

Building B: 1,848 SF

Land: 1.36 Acres

Drive-In Doors: 4

- ✓ Sale Price: \$545,000
- ✓ 1 Minute To I-75 Access
- ✓ Large Showroom
- ✓ Newly Fenced Large Asphalt Lot
- ✓ 2021 Full Renovation
- ✓ Billboard Income \$1,600/YR
- ✓ 10,000 Car Count/Day



### Tim Echemann

Principal Broker

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**Land:** 1.36 Acres  
**Bldg. A Square Footage:** 70' x 35' = 2,500 SF  
**Bldg. B Square Footage:** 66' x 28' = 1,848 SF  
**Clear Height:** Bldg. A: 9' / Bldg. B: 10'  
**Drive-In Doors:** Bldg. A: 7' x 9' & 6' x 9'  
Bldg. B: Two 9' x 9'  
**Construction Type:** Bldg. A: Block  
Bldg. B: Pole Barn Metal  
**Roof:** Bldg. A: Rubber / Bldg. B: Metal  
**Restrooms:** 1  
**Power:** 220 Volts 200 Amps I Phase  
**Year Built:** Bldg. A: 1955 / Bldg. B: 2001  
**Lighting:** LED Lighting  
**Column Spacing:** Clear Span  
**Utilities:** Well & Septic  
**HVAC Plant:** Propane Forced Gas  
**Zoning:** Light Industrial  
**Parcel Number:** N44-078254  
**Annual Taxes:** \$1,303.66



Scan for more info



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