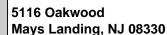




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Asking \$749,000.00









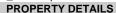




## **COMMENTS**

5116 Oakwood Blvd in the Hamilton Business Park is an exceptional, high-quality commercial building. This 4,448 sqft building is a \"fortress," constructed with insulated (R40) 6\" poured concrete walls, an insulated concrete slab floor, and has 21 kw solar panels installed (owned outright, no payments) -- so that your electricity is nearly free. 3 Zone Geothermal radiant heating system and air conditioned offices. The office/showroom space has reception area, private office/conference area, restroom, and kitchenette, plus a huge 2nd floor meeting room. Shop/Warehouse section is approximately 2,500 sf in size has 2 overhead (10\' x 12\') loading doors at grade, 14\' ceiling height, and a restroom. The security system includes motion sensors and numerous cameras around the property. Outside parking and small yard area. Existing street-front signage for your business. All usage of the premises is subject to Hamilton Business Park and Hamilton Township rules and/or Ordinances. Tenant occupied until Sept 30 2025, but they will make a good faith effort to relocate earlier, to help facilitate a sale of the premises. INTRODUCTION

https://drive.google.com/file/d/1g8pW\_ehdd1Dp8-valBLeMKaTjJSjIATN/view?usp=sharing



OutsideFeatures Truck Door ParkingGarage Off Street Paved InteriorFeatures 220 Volt Electricity Restroom Basement Slab

Security System



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Sewer Public Sewer

