

Capital Real Estate Partners, LLC

FOR SALE

Retail Development / Office / Church uses all possible



1407 N. Barron Street—Eaton, Ohio

- ◆ Retail redevelopment potential
- ◆ Located on “main street” of Eaton
- ◆ Two parcels—4.353 and 5.040 acres—can be purchased together or separately
- ◆ Access on both N. Barron and W. Lexington
- ◆ Church relocating to new location due to growth
- ◆ Quality Construction
- ◆ Beautiful architectural appointments
- ◆ Office use also possible



For further information, please contact:

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Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.



1407 N. Barron St. & 0 W. Lexington Rd.—quality building and / or a great redevelopment opportunity!



View south on N. Barron from Property

Sanctuary



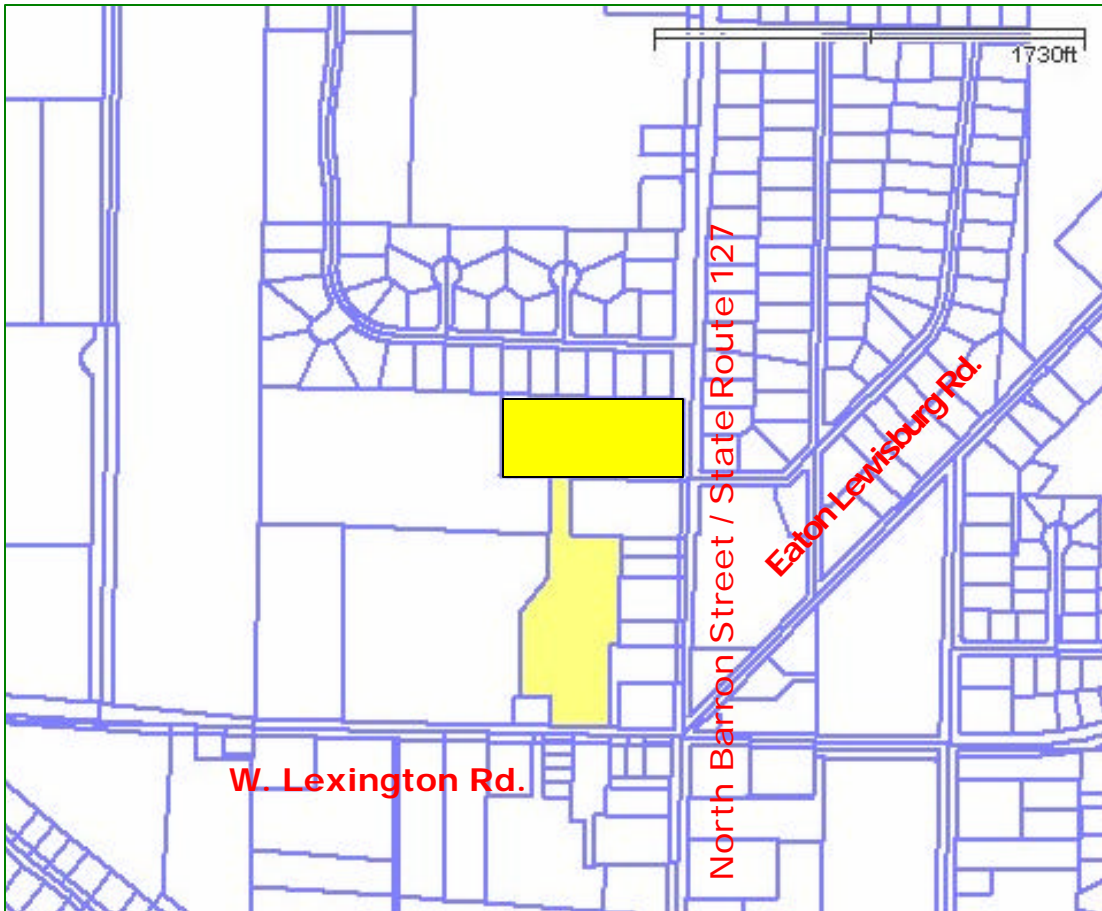
Portico & Bell Tower

Main Lobby



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Site Plan



Note: Parcels for sale are highlighted in yellow

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Property Specifications

Legal Description:	Outlot 82 and Mid Point Outlot 83 Plus, City of Eaton, Preble County, Ohio
Year Developed:	1981
Zoning:	C-3 Commercial District, and R1 -A Residential District
Site Area:	4.35 acres + 5.040 acres = 9.39 acres total
Parking:	276 spaces / asphalt paved lot
Stories:	Single with church balconies and some lower level
Square footage:	Approximately 22,559 square feet
Construction:	Steel with brick façade
Windows:	Insulated glass / aluminum window frames
HVAC:	7 forced air Lennox furnaces each with central air
Electricity:	800 amp primary panel with 400 amp subpanel and various 100 amp panels throughout building
Life Safety:	Wet sprinkler system with fire pump
Topography:	Level with street grade
Flood Zone:	The property is not in a flood zone
Drainage:	Runoff into city sewer system
Street Lights:	City street lights
Curbs:	None
City Streets:	Asphalt; 2 lanes in both directions
Utilities:	All utilities available from the city of Eaton, Ohio

Another outstanding property exclusively represented by:

Capital Real Estate Partners, LLC

Cincinnati's only full service commercial real estate services provider

312 Walnut St., Suite 1600
Cincinnati, OH 45202
(513) 762-7622

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