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# 1260 Hicks Blvd, Fairfield, OH 45014

\$365,000

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**Sold** | Closed | Commercial

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Business Opp or sale. Well maintained 20,224 SF roller skating facility or great use for industrial bldg or church. 2.245 acres provides for additional pkg or expansion. Price is for real estate only but all the skating fixtures, supplies & equipment can be purchased for an additional \$99,000. 100% HVAC. Priced \$130K below tax value.

## Full Property Details for 1260 Hicks Blvd

GENERAL	BUSINESS
<b>Sold For:</b> \$365,000	<b>Includes:</b> building and land
<b>Status:</b> Closed	
<b>Type:</b> Commercial	<b>INTERIOR</b>
<b>MLS ID:</b> 1516454	<b>Flooring:</b> Wood, Concrete
<b>Added:</b> 1, 836 day(s) ago	<b>EXTERIOR</b>
	<b>Exterior Features:</b> Curb/Gutter, Lights
	<b>PARKING</b>
	<b>Parking:</b> Private, Lot, On-Site Parking, Asphalt, Gravel, Lights
	<b>LOCATION</b>
	<b>Area:</b> Fairfield
	<b>County:</b> Butler
	<b>Driving Directions:</b> Route 4 to Hicks
	<b>Location Details:</b> Business District, Freestanding, Industrial Park, Commercial Area
	<b>COMMUNITY</b>
	<b>Assoc. Name:</b> Cincinnati Area Multiple Listing Service
	<b>HEATING &amp; COOLING</b>
	<b>Cooling Type:</b> Central Air Conditioning
	<b>Heating Type:</b> Gas, Forced Air, Central
	<b>Heating Fuel:</b> Natural
	<b>UTILITIES</b>
	<b>Sewer:</b> Public
	<b>Water:</b> Public
	<b>STRUCTURAL INFORMATION</b>
	<b>Architectural Style:</b> One
	<b>Construction Status:</b> Existing Structure
	<b>Construction:</b> Block, Metal
	<b>Basement Desc.:</b> None
	<b>Foundation:</b> Poured
	<b>Roof:</b> Metal
	<b>Square Feet:</b> 20,224
	<b>Current Bldg. Use:</b> Automotive, Business, Church, Commercial, Industrial, Manufacturing, Special Purpose, Storage, Warehouse
	<b>Year Built:</b> 1967
	<b>LOT FEATURES</b>
	<b>Lot Size (Acres):</b> 2.25
	<b>Lot Dimensions:</b> of record
	<b>Frontage:</b> City
	<b>Lot Access:</b> Public
	<b>Zoning:</b> Business, Commercial
	<b>FINANCIAL CONSIDERATIONS</b>
	<b>Price Per Acre:</b> \$162,583.52
	<b>DISCLOSURES AND REPORTS</b>
	<b>Documents Avail.:</b> Aerial Photo
	<b>Rentals Allowed:</b> Yes
	<b>APN:</b> A0700027000015

## What's Your Home Worth?

For a complimentary comparative market analysis, please contact us so we can discuss your home's value.

### Your Property Information

ADDRESS *optional*

CITY STATE

Select: ▼

ZIP CODE

### Your Contact Information

FIRST NAME LAST NAME

EMAIL ADDRESS

PHONE NUMBER *optional*

COMMENT

**SUBMIT**

## Get Pre-Approved Today

Be ready to buy your new home! with our affiliated lender



**Get Pre-Approved**

Listed by North Ridge Realty Group (513) 860-5050, John Stretch Norr01

## Schools serving 1260 Hicks Blvd

School District: Fairfield City Schools

Rating	Name	Grades	Distance
5	<b>Fairfield Central Elementary School</b> 5054 Dixie Hwy, Fairfield, OH 45014	PK-5	0.5 mi
5	<b>Fairfield Middle School</b> 1111 Nilles Rd, Fairfield, OH 45014	6-8	0.9 mi
4	<b>Fairfield Senior High School</b> 8800 Holden Blvd, Fairfield, OH 45014	10-12	1.4 mi

**Disclaimer:** School ratings provided by GreatSchools. Ratings are on a scale of 1-10. Learn more about GreatSchools ratings. School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

## Price & Sales History for 1260 Hicks Blvd

Date	Details	Price	Change	Source
7/24/2017	Sold	\$365,000	-13.1%	MLS
11/01/2016	Listed	\$420,000	—	MLS

**Disclaimer:** Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

## Community Info for 1260 Hicks Blvd

[View Community Information](#)

## Just Listed near 1260 Hicks Blvd

Showing listings 1 to 2 of 24

**JUST LISTED**

**\$149,900**

**17 Scott Ln**  
Hamilton, OH 45015  
Single Family | Active  
Updated 20 hours ago...

3 Beds | 2 Total Baths | 1,008 Sq. Ft.

Listed by Lora Reece (513) 378-3621

**JUST LISTED**

**\$115,000**

**163 Garfield Ave**  
Hamilton, OH 45015  
Single Family | Active  
Updated 2 days ago

2 Beds | 1 Total Bath | 924 Sq. Ft.

Listed by Team Morales (513) 218-0687

## Price Reduced near 1260 Hicks Blvd

Showing listings 1 to 2 of 24

**PRICE REDUCED**

**-\$5,000 (-3.33%)**

**\$145,000**

**1722 Morey Ave**  
Hamilton, OH 45011  
Single Family | Active  
Updated 34 minutes ago...

3 Beds | 2 Total Baths | 1,528 Sq. Ft.

**\$335,000**

**442 Hamilton View Dr**  
Hamilton, OH 45013  
Single Family | Active

4 Beds | 3 Total Baths

## Recent Sales near 1260 Hicks Blvd

Showing listings 1 to 2 of 24

**SOLD**

**\$319,900**

**5671 Olde Winton Ct**  
Fairfield, OH 45014  
Single Family | Closed

3 Beds | 2 Total Baths | 2,005 Sq. Ft.

**SOLD**

**\$400,000**

**5403 Hannah View Dr**  
Fairfield, OH 45014  
Single Family | Closed

4 Beds | 4 Total Baths | 2,741 Sq. Ft.

1260 Hicks Boulevard, Fairfield, OH 45014 (MLS# 1516454) is a Commercial property that was sold at \$365,000 on July 24, 2017. Want to learn more about 1260 Hicks Boulevard? Do you have questions about finding other Commercial real estate for sale in Fairfield? You can browse all Fairfield real estate or contact a Coldwell Banker agent to request more information.