

PROPERTY SUMMARY

7751 Reading Road, Cincinnati, Ohio 45237



Prime Commercial Property & Bar located in the Heart of Roselawn. Currently operating as a successful Urban Tavern/Bar w/ limited food menu. Perfect for a Variety of in-demand ventures, Strategic Location on robust Reading Road, Boasting nearly 30K Vehicles per day, excellent visibility. Ideal for Investors or Owner Operator Entrepreneurs looking to maintain and expand a hospitality venue. The expansive outdoor space presents additional opportunities for events or enhancements. Don't miss out on this incredible cash flow commercial investment w/ heightened value-add capacity.

Sale Price	\$1,750,000
Building Size	2,464 SF
Number of units	1
Cap Rate	N/A - Value Add Opportunity
Year Built	1954
Zoning	CC-A-T
Use	434-BAR, 442-BAR-Tavern No Restrictions on Build Out SFR Multi Family
Parking	40 Paved Parking Spaces
Current Client Capacity	221: 121 Interior +100 Ext. Deck
Traffic Count/VPD	27,000

Full Liquor License, High Cash Flow, Stabilized Asset, Ideal Potential for EOFY 1031 Exchange, Fully Operational Bar w/ Capacity For Limited Additional Food Service, Liquor Licenses D5AD6 - To Be Sold w/ Conveyance

Seller Group Willing To Carry Creative/Reasonable Financing as 2nd Lien Position w/ commercial financing, Ex 80/10/10 - Financials, T12 Available w/ LOI

**CONTACT US TODAY
FOR MORE
INFORMATION**

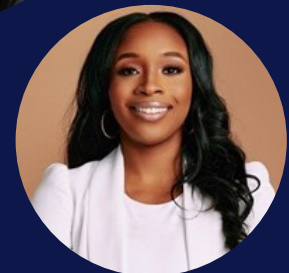
**OFFERED AT
\$1,750,000**



JONATHAN PRICE

513.484.1415

jonathan.price@cbrealty.com



Jada Brown

513-290-4471

jada.brown@cbrealty.com



SCAN NOW

ADDITIONAL PHOTOS

7751 Reading Road, Cincinnati, Ohio 45237



COLDWELL BANKER

ADDITIONAL PHOTOS

7751 Reading Road, Cincinnati, Ohio 45237



COLDWELL BANKER

ADDITIONAL PHOTOS

7751 Reading Road, Cincinnati, Ohio 45237



COLDWELL BANKER