

1913 Central Avenue

Cincinnati, Ohio 45214 | West End



Building Size	5,214 SF (Mixed-Use)
Site Size	0.40 Acres (3 contiguous parcels)
Commercial Space	Approx. 1,725 SF (1st floor)
Residential	Framing for two (2) 2-bedroom apartments
Visibility	Highly visible from Central Parkway
Proximity	Between OTR, Dayton Street & north of TQL Stadium

Contact: Seth Maney | 513-441-9446

Executive Summary

Attention investors and developers—this is a rare value-add opportunity in one of Cincinnati's fastest-appreciating corridors. 1913 Central Avenue features a 5,214 SF mixed-use building on 0.40 acres across three contiguous parcels with strong visibility from Central Parkway. The property includes approximately 1,725 SF of commercial space on the first floor, plus framing for two (2) two-bedroom residential units above.

The building has been strategically stabilized, reducing upfront risk and capital exposure. Completed improvements include a new roof and staircase, all-new electrical and plumbing systems, installed mini-split HVAC units, and new windows throughout. Major systems are in place, positioning this as a streamlined finish-out project.

The site sits between the continued momentum of Over-the-Rhine, the historic character of Dayton Street, and just north of TQL Stadium—an area seeing sustained public and private investment.

Directions: From Central Parkway, turn north onto Central Avenue. Continue a short distance and the property will be on your right at 1913 Central Avenue.

Property Highlights

- 5,214 SF mixed-use building
- 0.40 acres across three contiguous parcels
- Approx. 1,725 SF commercial space on the first floor
- Framing completed for two (2) two-bedroom apartments
- New roof and staircase
- All-new electrical and plumbing systems
- Mini-split HVAC units installed
- New windows throughout
- High visibility from Central Parkway
- Prime location near OTR, Dayton Street & TQL Stadium

Site Map

Approx. 0.40 acres across three contiguous parcels.



Photo Gallery

Exterior and interior images of the stabilized building and current condition.









Contact

For additional information, tours, or to request due diligence materials:

Seth Maney

Phone: 513-441-9446

Note: Information deemed reliable but not guaranteed. Buyer to verify all information.