



### OFFERING SUMMARY

Sale Price:	\$774,900
Building Size:	14,780 SF
Lot Size:	2.25 Acres
Price / SF:	\$52.43
Year Built:	1965
Market:	Cincinnati
Submarket:	Eastern outlying

### PROPERTY OVERVIEW

For Sale: Two commercial buildings totaling 14,780sqft (11,106sqft warehouse and 3,680sqft workshop) on 2.25 acres. Incredible location with visibility from St Rt 32 (~50k ADT). The larger warehouse has roughly 2000sqft of office with a kitchen, 9,000 sqft of warehouse, clear height to 14', fully conditioned and large drive-in door (10x13). Ample parking on site. New metal roof in 2019. The workshop building has 300 sqft storefront and 2,000sqft workshop with 2 drive-in doors(10x12) and upstairs apartment. Easily accessible to St Rt 32 (.5 miles), Interstate 275 (5 miles) and all the amenities of the Eastgate shopping district (5 miles). Less than a mile from UC Clermont and Downtown Batavia. This versatile property can be used in a variety of ways permitted in the B-1 zoning district (see attached). Zone change may be available.

### PROPERTY HIGHLIGHTS

- Two commercial buildings totaling 14,780sqft (11,106sqft warehouse and 3,680sqft workshop) on 2.25 acres.
- Warehouse has clear height to 14', fully conditioned and large drive-in door (10x13).
- workshop building with 2 drive-in doors(10x12) and upstairs apartment
- Easily accessible to St Rt 32 (.5 miles), Interstate 275 (5 miles) and all the amenities of the Eastgate shopping district (5 miles).
- New metal roof in 2019.
- B-1 Zonina



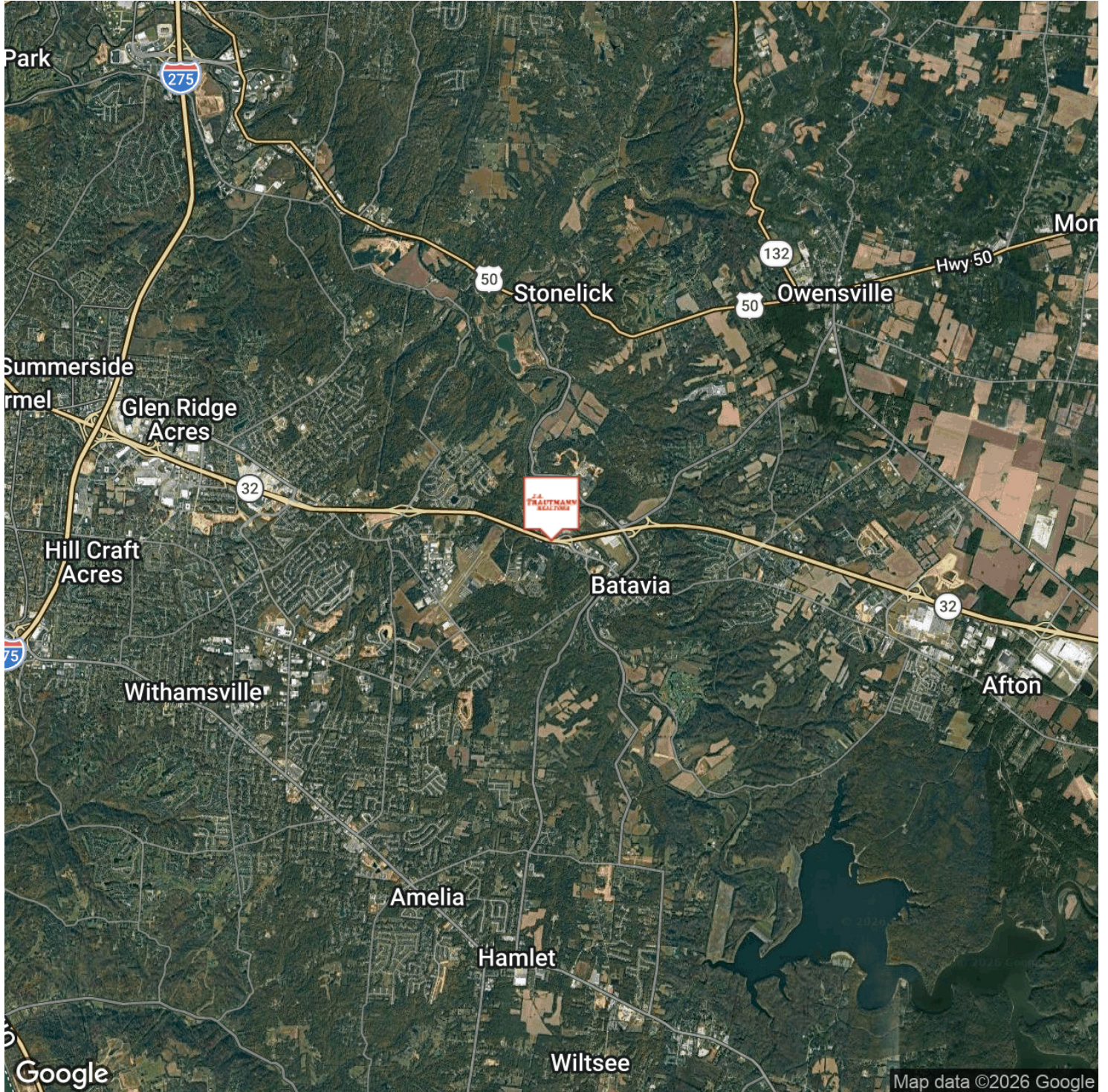
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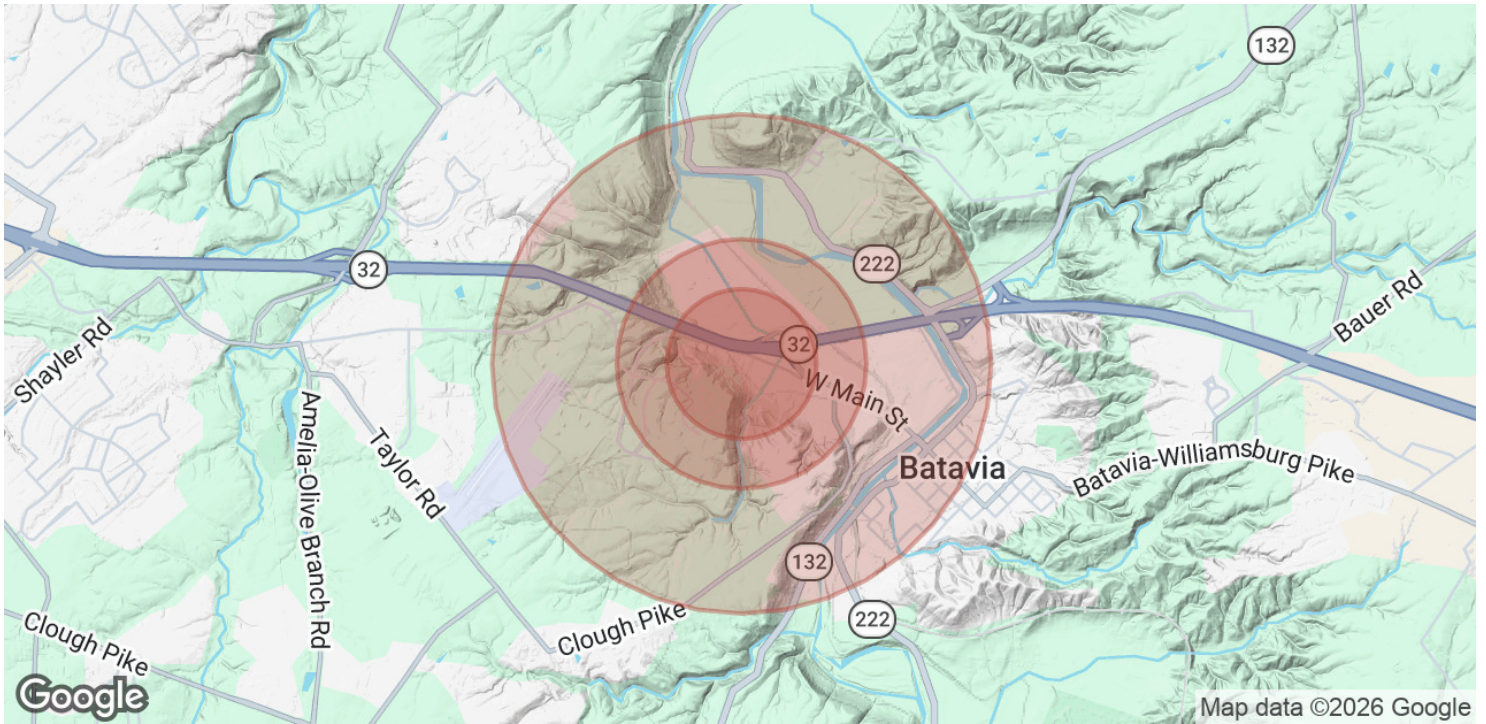
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	44	730	2,549
Average Age	37	38	40
Average Age (Male)	35	36	38
Average Age (Female)	39	40	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	21	341	1,059
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$54,587	\$69,871	\$95,490
Average House Value	\$299,831	\$310,668	\$309,267

Demographics data derived from AlphaMap

**CHAPTER 1133: ZONING DISTRICTS AND USE REGULATIONS**

B. Table of Allowed Uses

Table 1133-4 below lists the uses allowed within all business zoning districts. Each of the listed uses is defined in Chapter 1142: Rules of Construction, Interpretation, and Definitions. Subsections 1133.10 (B)(1) through (B)(6) provide an explanation of abbreviations and column headings.

<b>Table 1133-4: Permitted Uses in Business Districts</b>				
P = Permitted    P* = Permitted with Conditions    C = Conditional Use				
Use	B2	B1	IO	Additional Regulations/Conditions
<b>Agricultural Uses</b>				
Raising of Crops & Livestock	P*	P*	P*	On greater than 5 acres of land
<b>Residential Uses</b>				
Multi-Family Dwellings		P		Above 1 <sup>st</sup> floor Only
Single-Family Dwellings		P		Above 1 <sup>st</sup> floor Only
Two-Family Dwellings		P		Above 1 <sup>st</sup> floor Only
<b>Commercial/Office Uses</b>				
Adult Entertainment Facilities			P*	1133.13 (B)(1)
Automotive Service and Repair (Indoor)	P*		P*	1133.13 (B)(2)
Automotive Washes	P			
Banquet Halls	P	P	P	
Bars and Taverns	P	P		
Brewpubs	P	P	P*	
Clinics	P	P		
Commercial Kennels or Animal Shelters	P*		P*	1133.13 (B)(6)
Day Care Centers	P*	P*		1133.13 (B)(4)
Drive-Through Facility	P*		P	1133.13 (B)(5)
Financial Institutions	P	P		
Financial Institutions, with Drive-Through Facility	P*	C		
Fuel Services	P*		P*	1133.13 (B)(2)
Funeral Homes	P	P		
Hotels and Motels	P	P	P	
Indoor Recreational or Entertainment Facilities	P	P	P	
Medical Marijuana Dispensary	C*			1133.13 (B)(12)
Microbreweries, Microdistilleries or Microwineries	P	P	P	
Nursing Homes and Assisted Living Facilities	P*			1133.13 (B)(7)
Offices and Professional Services	P	P	P	
Parking Lots or Garages	C	C	C	

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<b>Use</b>	<b>B2</b>	<b>B1</b>	<b>IO</b>	<b>Additional Regulations/Conditions</b>
Personal Service Establishments	P	P	P*	1133.13 (B)(8)
Research Facilities or Laboratories			P	
Restaurants	P	P	P*	1133.13 (B)(9)
Retail and Service Commercial Uses	P	P	P*	1133.13 (B)(10)
Social Clubs and Fraternal Organizations	P	P		
Theaters	P	P		
Short-Term Rental		P*		1133.13 (B)(11)
Vehicle Sales or Rental	P			
Veterinarian Clinics	P		P	
Wholesale Commercial Uses	P		P	
<b>Industrial Uses</b>				
Automotive Body Repair	C		P	1133.13 (B)(2)
Heavy Industrial Uses			P*	
Industrial Vehicle and Equipment Sales or Service			P	
Industrial-Office Uses			P	
Self-Storage Facilities			P*	1133.13 (C)(1)
Vehicle Salvage Yards			C	
Warehouses			P	
<b>Public and Institutional Uses (Any Size Lot)</b>				
Active Park and Recreational Facilities	P	P	P	
Educational Facilities	C			
Government Offices and Uses	P	P	P	
Higher Educational Facilities	P			
Libraries or Cultural Centers	P	P		
Passive Parks, Open Space, and Conservation Areas	P	P	P	
Religious Places of Worship	P	P		
Safety Service Facilities	P	P	P	
Telecommunication Co-location	C	C	C	1133.13 (D)(1)
Telecommunication Towers			C	
** All uses in the Innovations District are subject to additional regulations per 1133.14(D)				