



- **7-Unit Multi-Family Building in Columbia Tusculum**
- **Prime Cincinnati Investment Property**
- **Fully Leased**



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3825 EASTERN AVE CINCINNATI



PROPERTY OVERVIEW

3825 Eastern Ave
Columbia Tusculum
Cincinnati 45226

- 7 Units Total
- 6 Two-Bedroom units, 1 One-Bedroom unit
- Private Balconies & Hardwood Floors
- 100% Occupied, Fully Leased
- On-Site Laundry
- Walking distance to Local Bars and Restaurants

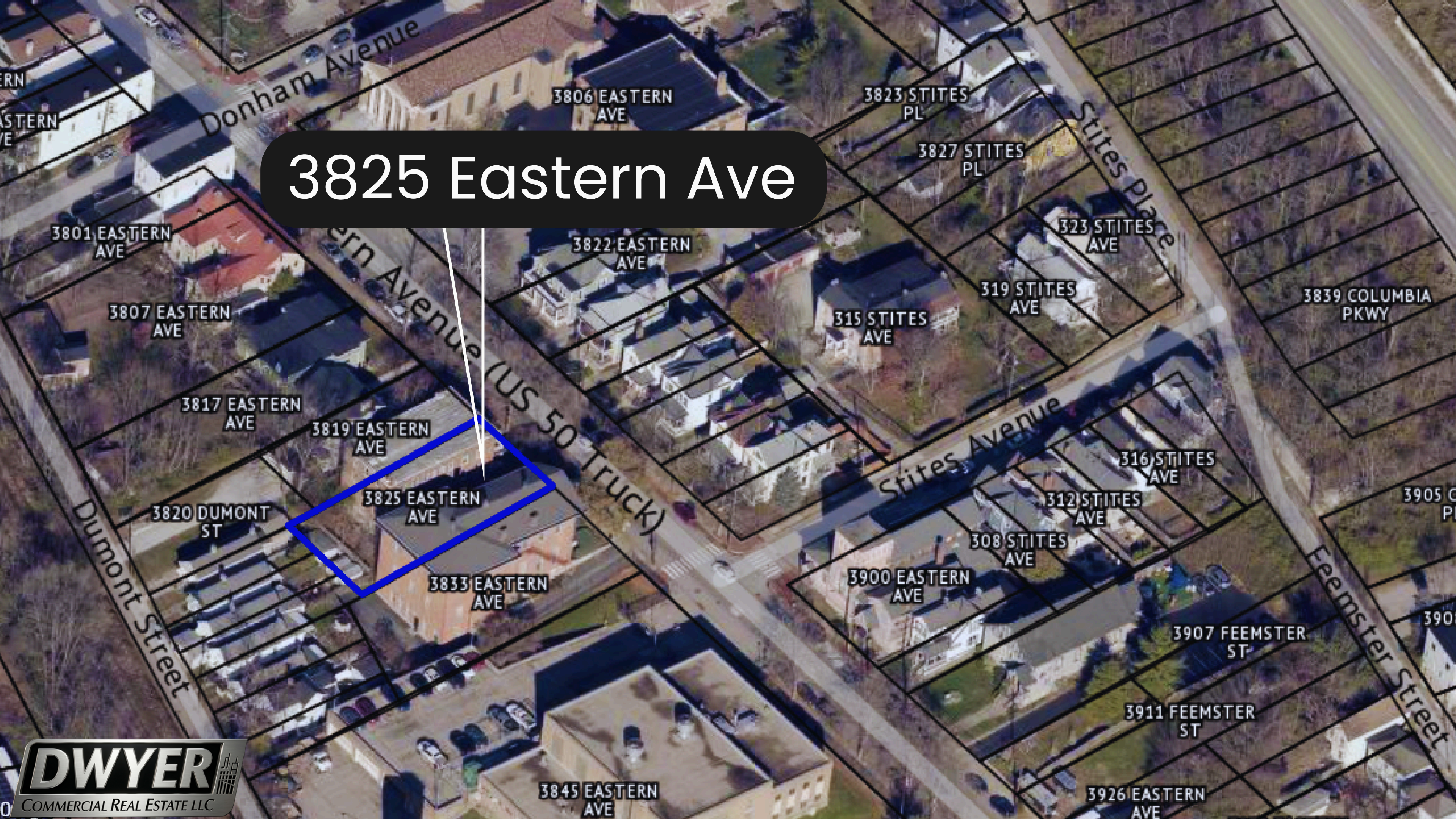


INVESTMENT HIGHLIGHTS

- Investment Opportunity in Columbia Tusculum Neighborhood
- Stable cash flow with 100% occupancy
- \$113,400 Gross / \$91,800 Net
- Diverse unit mix: 6 two-bedroom and 1 one-bedroom units
- Strong rental income



3825 Eastern Ave





Showcasing the quality and appeal of 3825 Eastern Ave. Each space reflects the well-maintained condition and comfortable living environment that attracts long-term tenants to this Columbia Tusculum property.





Ready to explore this investment opportunity?

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