

MULTIFAMILY FOR SALE

161 MCMICKEN APARTMENTS

161 East McMicken Avenue, Cincinnati, OH 45202



PROPERTY DESCRIPTION

161 E McMicken Ave presents a rare opportunity to acquire a fully renovated, 6 unit apartment in the heart of Cincinnati's vibrant Over-the-Rhine neighborhood.

PROPERTY HIGHLIGHTS

- Modern, Spacious Units: Featuring 4 one-bedroom and 2 studio apartments. Complete ground up restoration / renovation completed in 2021. Each unit includes individual HVAC, thermostats, utilities, washer, and dryer.
- Tax advantage: 7 years remain on the 10-year tax abatement, reducing operating costs.
- Prime location: Nestled in the heart of Over-the-Rhine, residents are steps away from renowned restaurants, shops, and exciting entertainment options. Washington Park and Findlay Market are also within easy reach.
- Secure and convenient: Gated off-street parking is available to residents

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	6
Building Size:	6,000 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,173	5,609	16,785
Total Population	2,816	7,579	25,407
Average HH Income	\$62,065	\$61,772	\$57,466

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATT SCHUTTE
Commercial Associate
O: 859.414.9169
C: 859.414.9169
mattschutte@kw.com

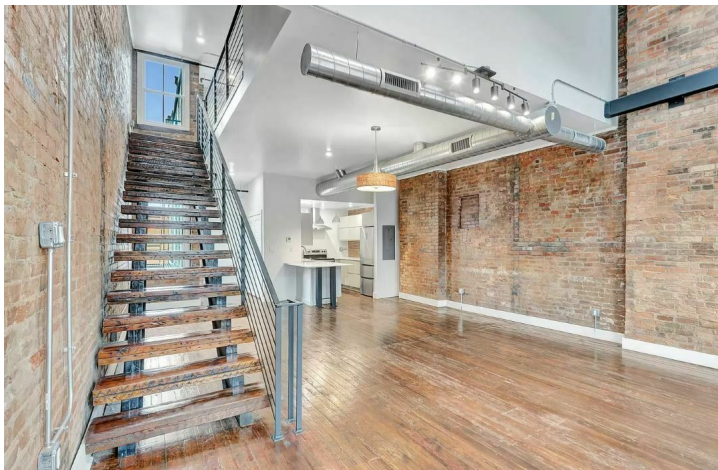
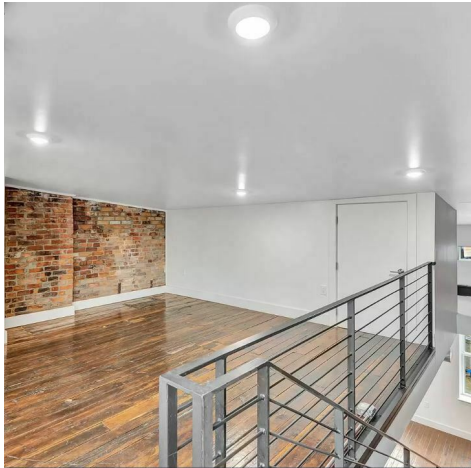
T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

MULTIFAMILY FOR SALE

161 MCMICKEN APARTMENTS

161 East McMicken Avenue, Cincinnati, OH 45202



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATT SCHUTTE
Commercial Associate
O: 859.414.9169
C: 859.414.9169
mattschutte@kw.com

T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

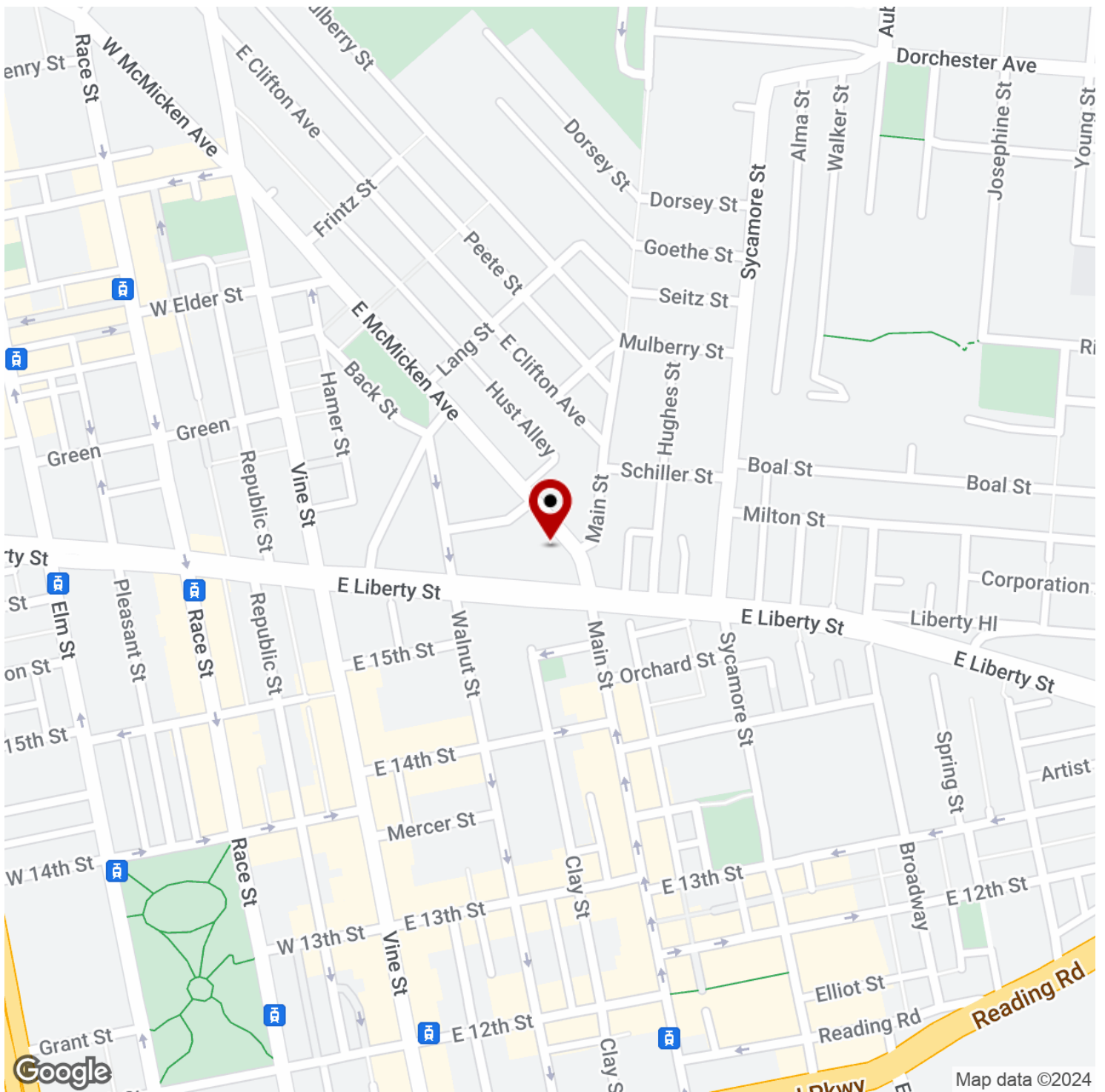
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

MULTIFAMILY FOR SALE

161 MCMICKEN APARTMENTS

161 East McMicken Avenue, Cincinnati, OH 45202



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATT SCHUTTE
Commercial Associate
O: 859.414.9169
C: 859.414.9169
mattschutte@kw.com

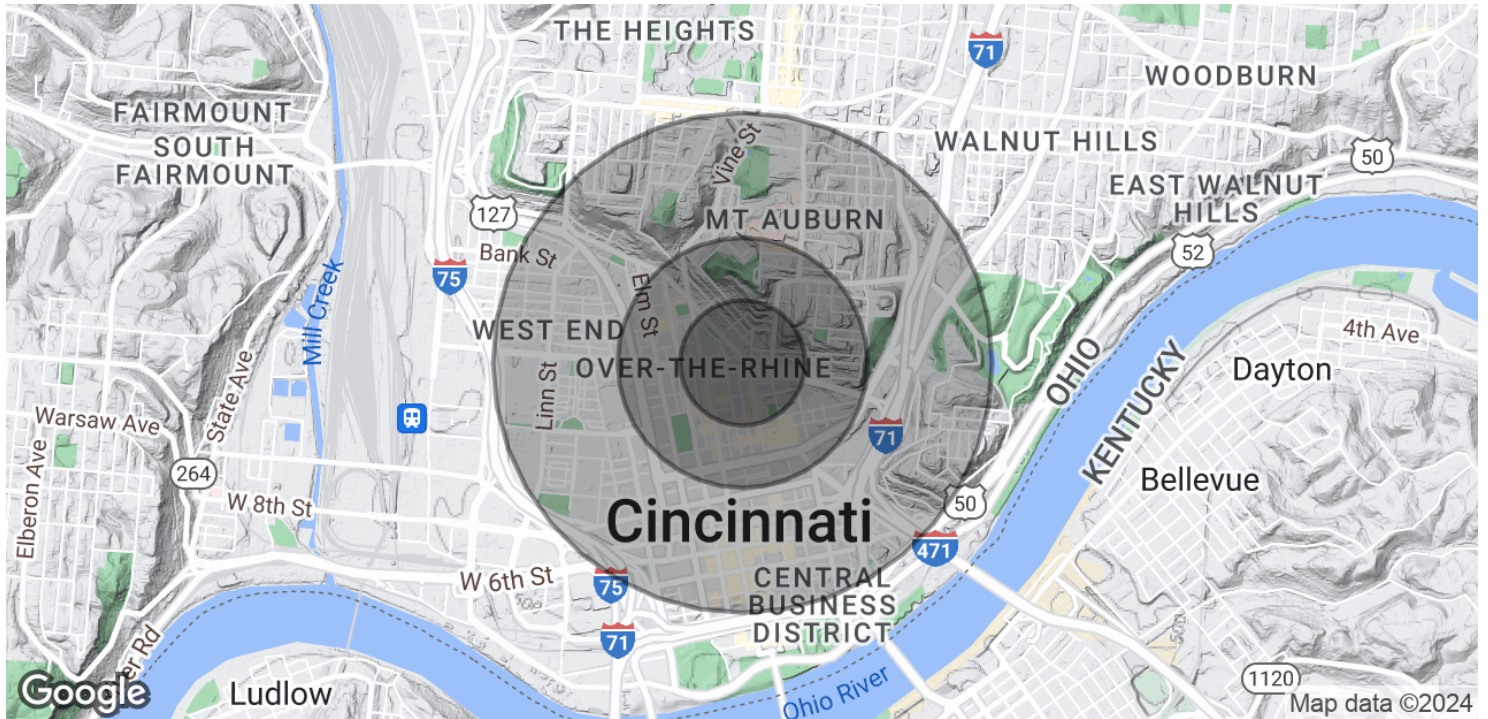
T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042



161 MCMICKEN APARTMENTS

161 East McMicken Avenue, Cincinnati, OH 45202



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,816	7,579	25,407
Average Age	33.2	34.6	31.0
Average Age (Male)	34.3	36.0	30.4
Average Age (Female)	31.6	33.7	32.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,173	5,609	16,785
# of Persons per HH	1.3	1.4	1.5
Average HH Income	\$62,065	\$61,772	\$57,466
Average House Value	\$289,530	\$285,477	\$209,081

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATT SCHUTTE
 Commercial Associate
 O: 859.414.9169
 C: 859.414.9169
 mattschutte@kw.com

T.J. SCHUTTE JR
 Commercial Senior Director
 O: 859.468.6799
 tjschuttejr@kw.com

KW COMMERCIAL
 7210 Turfway Road
 Florence, KY 41042