FOR SALE

2181 *Victory Pkwy*

Cincinnati, OH 45206

CBRE

click here to view the video!

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Stabilized Investment Office with Ample Off-Street Parking in an Irreplaceable Urban Location

Great Proximity to
Downtown & Uptown

executive summary

2181 Victory Parkway is a three-story office complex totaling approximately 14,520 square feet of office space. The building is situated in a prime central location adjacent to Eden Park, Downtown Cincinnati, Mt. Adams, East Walnut Hills, and Hyde Park, with excellent access to other city neighborhoods. The property offers a value-add opportunity to an investor, end-user, or redeveloper. There are two adjacent parcels also available. The site combined totals .85 acres.

price

$1,295,000

property/building overview

- 14,520 SF Office Building on .40 Acre Parcel
- Well-Maintained Property
- Walkable to Eden Park, Mt. Adams, and East Walnut Hills
- Built 1969 / Renovated 2018
- Three Stories with Prominent Street Frontage
- 21 Parking Spaces with Office Building
- Value Add / or Redevelopment Opportunity
- Adjacent One (1) Duplex also For Sale (Separately)
- Adjacent Vacant Lot (.28 Acres) also For Sale (Separately)
- Zoned OL allowing for a multitude of uses
- Current leases are shorter term and flexible at below market rents
- **Rent roll available upon request**

gilbert avenue improvements

Two-Mile Complete Street Upgrade Connecting Downtown & Walnut Hills

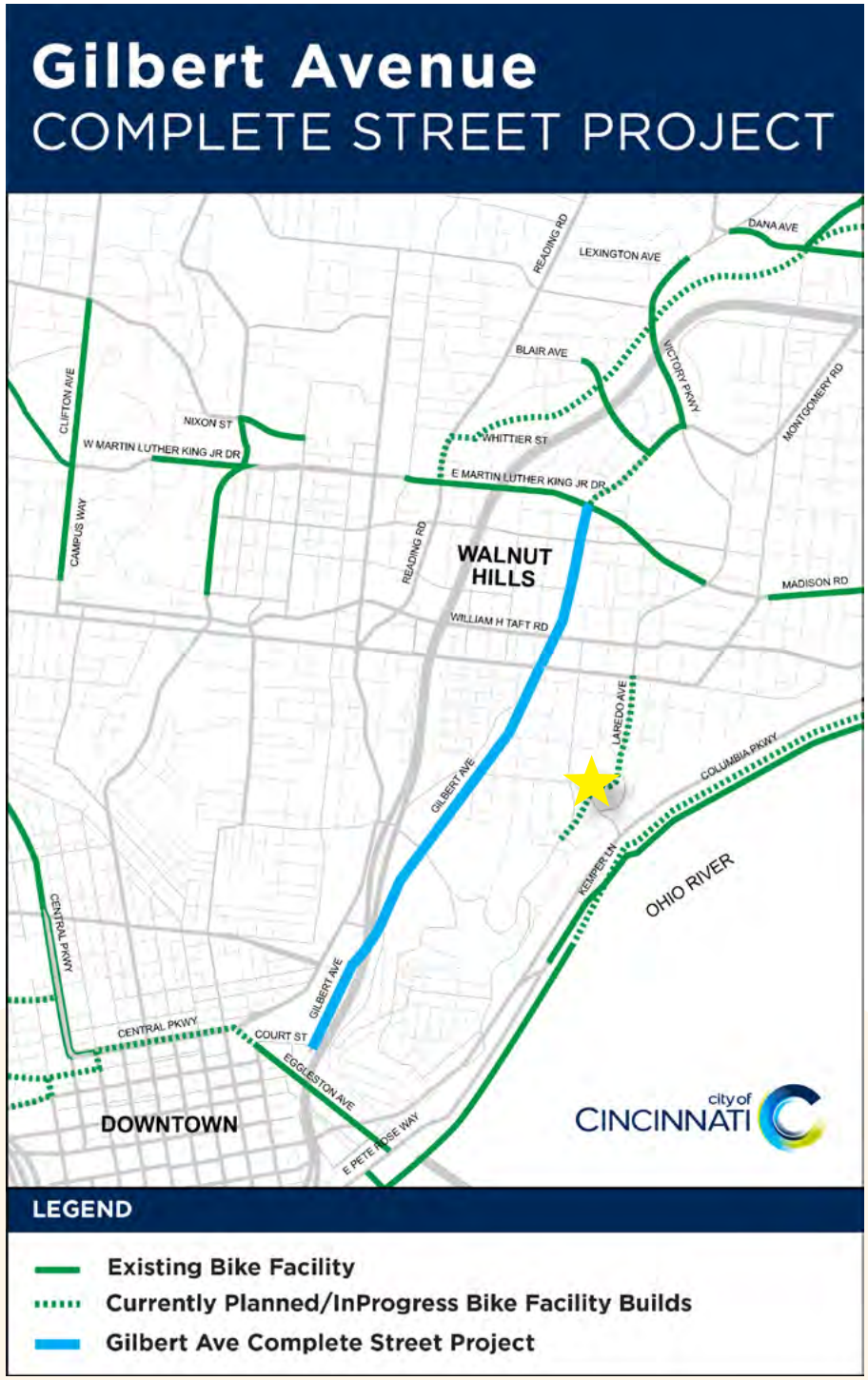
The City of Cincinnati is implementing a major transformation of Gilbert Avenue to improve safety, mobility, and multimodal connectivity.

project highlights

- $3.8M federally funded improvement project enhancing the full corridor.
- Protected bike lanes added throughout, connecting toward MLK, Wasson Way, and the Ohio River Trail.
- Traffic calming & safety upgrades: four lanes reduced to two plus a center turn lane to slow speeds and shorten pedestrian crossings.
- Enhanced walkability with upgraded crossings, new buffers, and improved transit stops.
- Corridor infrastructure improvements including pavement rehabilitation and signal upgrades

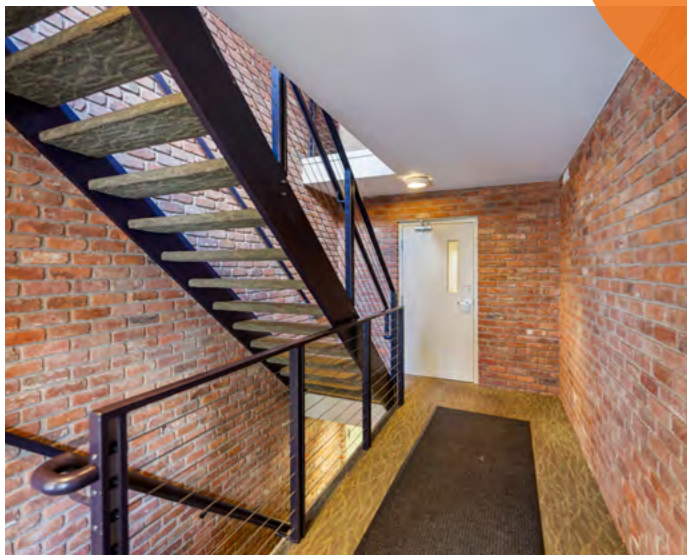
impact on surrounding neighborhoods

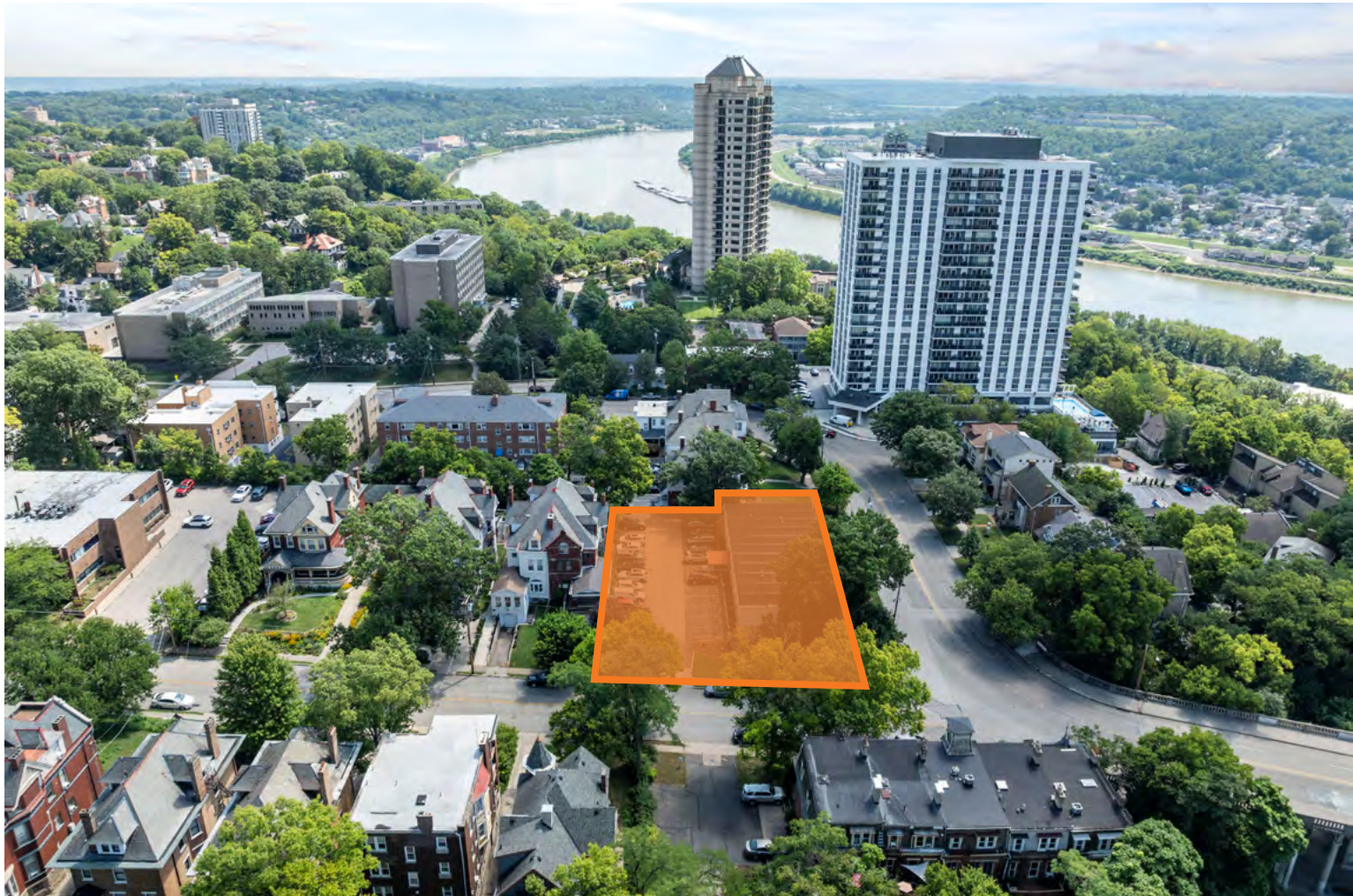
This redesign strengthens the connection between Downtown and Walnut Hills, enhancing accessibility for residents, cyclists, and visitors, while increasing long-term value for nearby properties such as Victory Parkway.



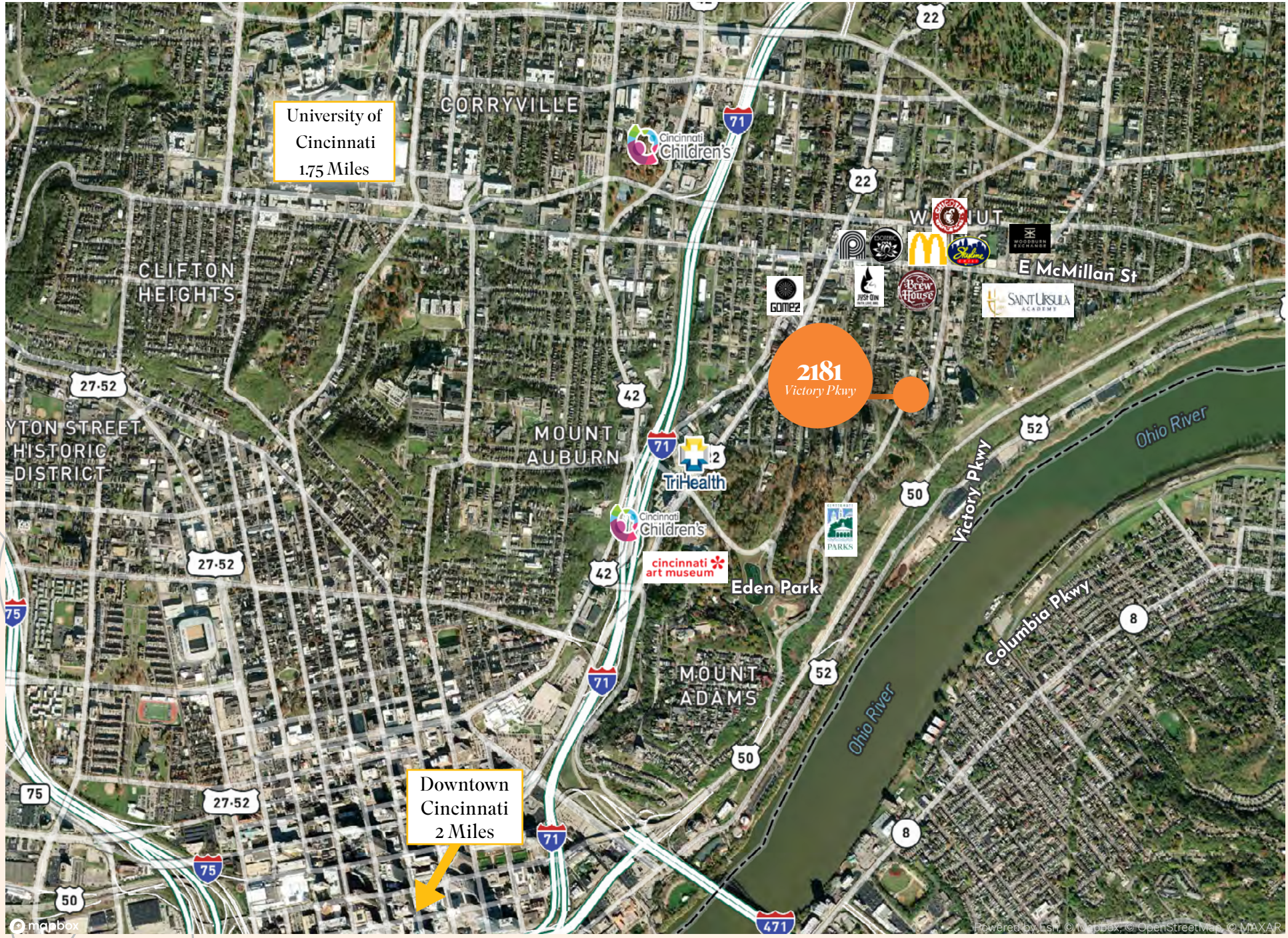
sale comps

Building Address	Submarket	Type	Year Built	Size	Sale Price	Date Sold
123 E Liberty Street, Cincinnati, OH 45202	OTR	Office	1940	12,776 SF	$2,100,000 $164/SF	12/18/2025
1520 Madison Road, Cincinnati, OH 45206	Uptown	Office	1956	39,381 SF	$1,320,000 $34/SF	2/13/2026
2021 Auburn Avenue, Cincinnati, OH 45219	Uptown	Office	1857	8,800 SF	$1,100,000 $125/SF	1/16/2026
2406 Auburn Avenue, Cincinnati, OH 45219	Mt. Auburn	Office	1904	10,000 SF	$1,300,000 $126/SF	2/1/2024
1018 Delta Avenue, Cincinnati, OH 45208	Mt. Lookout	Office	1985	17,000 SF	$1,200,000 $70.59/SF	11/1/2024
2312 Park Avenue, Cincinnati, OH 45206	Walnut Hills	Office	1865	4,423 SF	$900,000 ($203/SF)	6/30/2023
2400-2410 Gilbert Avenue, Cincinnati, OH 45206	Walnut Hills	Office/Specialty	1920	19,385 SF	$860,498 $44.39/SF	2/1/2024
2261 Victory Parkway, Cincinnati, OH 45206	Walnut Hills	Office	1950	7,400 SF	$825,000 $111.49/SF	12/1/2024
2651 Highland Avenue, Cincinnati, OH 45219	Uptown	Medical Office	1966	4,300 SF	$775,000 $180/SF	12/18/2025
1430 E McMillan Street, Cincinnati, OH 45206	East Walnut Hills	Office	1956	3,870 SF	$675,000 $174.41/SF	11/1/2024
1730 Madison Road, Cincinnati, OH 45206	East Walnut Hills	Office / Home	1886	4,046 SF	$500,000 $124/SF	12/1/2025
954 E McMillan Street, Cincinnati, OH 45206	Walnut Hills	Land	-	3.49 Acres	$2,650,000 ($759,314/Ac)	7/1/2020





amenity map


University of Cincinnati 1.75 Miles
CORRYVILLE
Cincinnati Children's
CLIFTON HEIGHTS
YTON STREET HISTORIC DISTRICT
MOUNT AUBURN
TriHealth
Cincinnati Children's
cincinnati art museum
Eden Park
PARKS
MOUNT ADAMS
Downtown Cincinnati 2 Miles
2181 Victory Pkwy
E McMillan St
Victory Pkwy
Columbia Pkwy
Ohio River
Ohio River
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zoning map/aerial

Site Current Zoning / Designations

RMX 1-3: This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

OL: To provide sites for offices, research and development facilities and limited commercial uses in a low intensity manner. Developments with residential uses are also allowed, with up to 45.37 units per acre allowed.

RM-0.7: This subdistrict is the most intense residential district and it will normally consist of tall multi-family or condo structures. The character is intended to be urban and should be used where high density housing is needed to provide a residential base for commercial areas.

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