

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



7609 Hamilton Avenue

Cincinnati, OH 45231

Exclusively Represented By:

Tom Gottlieb
Sr. Business Broker, CBI
562-225-4567
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RETAIL SPACE FOR SALE

7609 Hamilton Avenue

Cincinnati, OH 45231

FOR SALE

Property Summary



Property Description

This is a great little passive commercial ownership opportunity in Mt. Healthy. There are two commercial tenants and two apartment rental tenants, all four of which are on lease contracts. The main tenant is the Little Dutch Bakery which has been a mainstay in the area. It has a new owner as of 2022 and it continues to attract customers from the area with its familiar bakery products.

The building, built in 1954 is two stories with the Commercial customers on the first floor and the rental units on the 2nd. Total Square feet of approximately 5,710. A New roof has been installed in the Fall of 2024. This is a great opportunity for someone wanting passive income at a CAP rate projected at 9%

Offering Summary

Sale Price:	\$445,000
Number of Units:	4
Lot Size:	0.126 Acres
Building Size:	5,710 SF
Cap Rate:	9%

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Additional Photos



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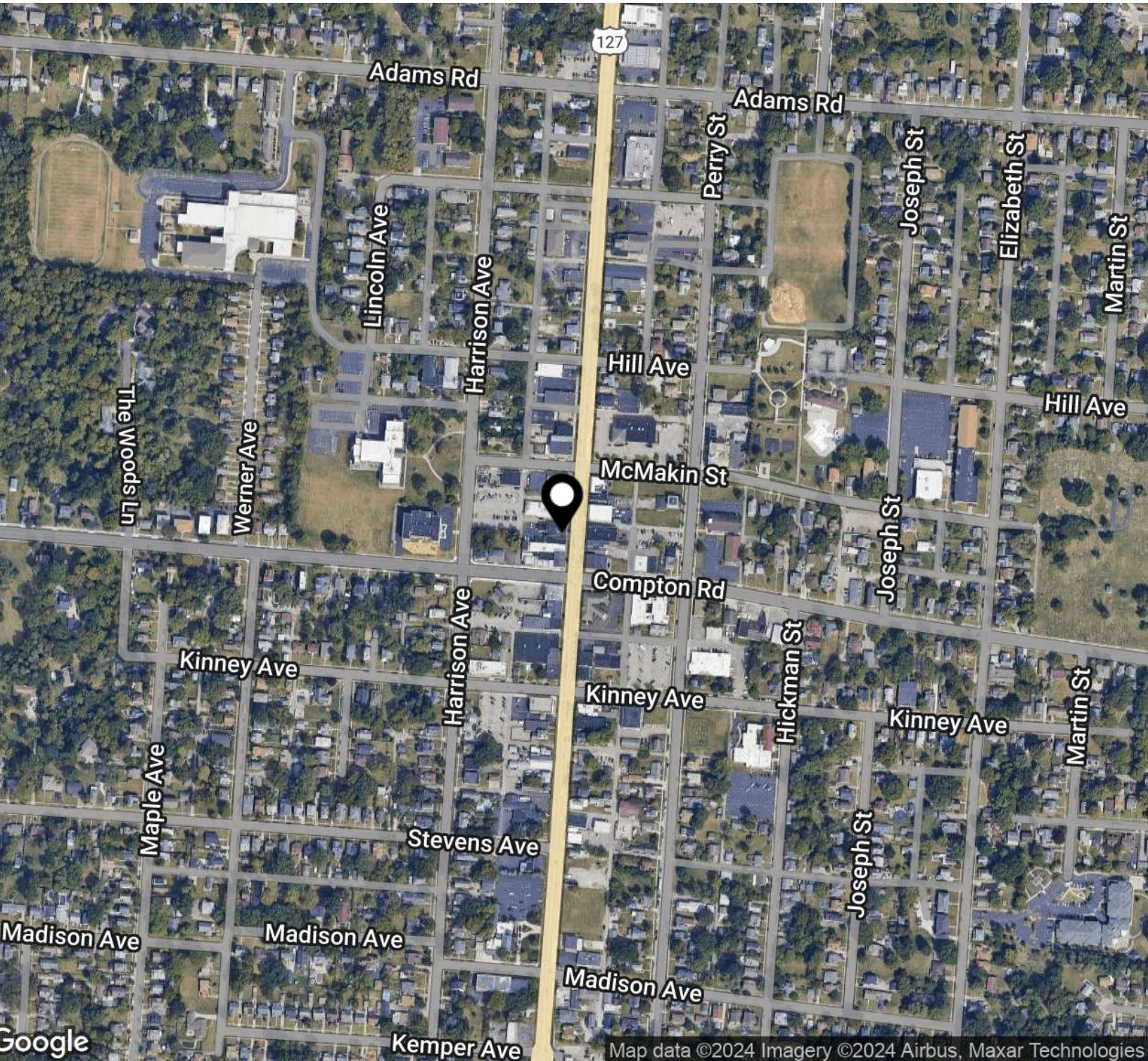
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Location Map



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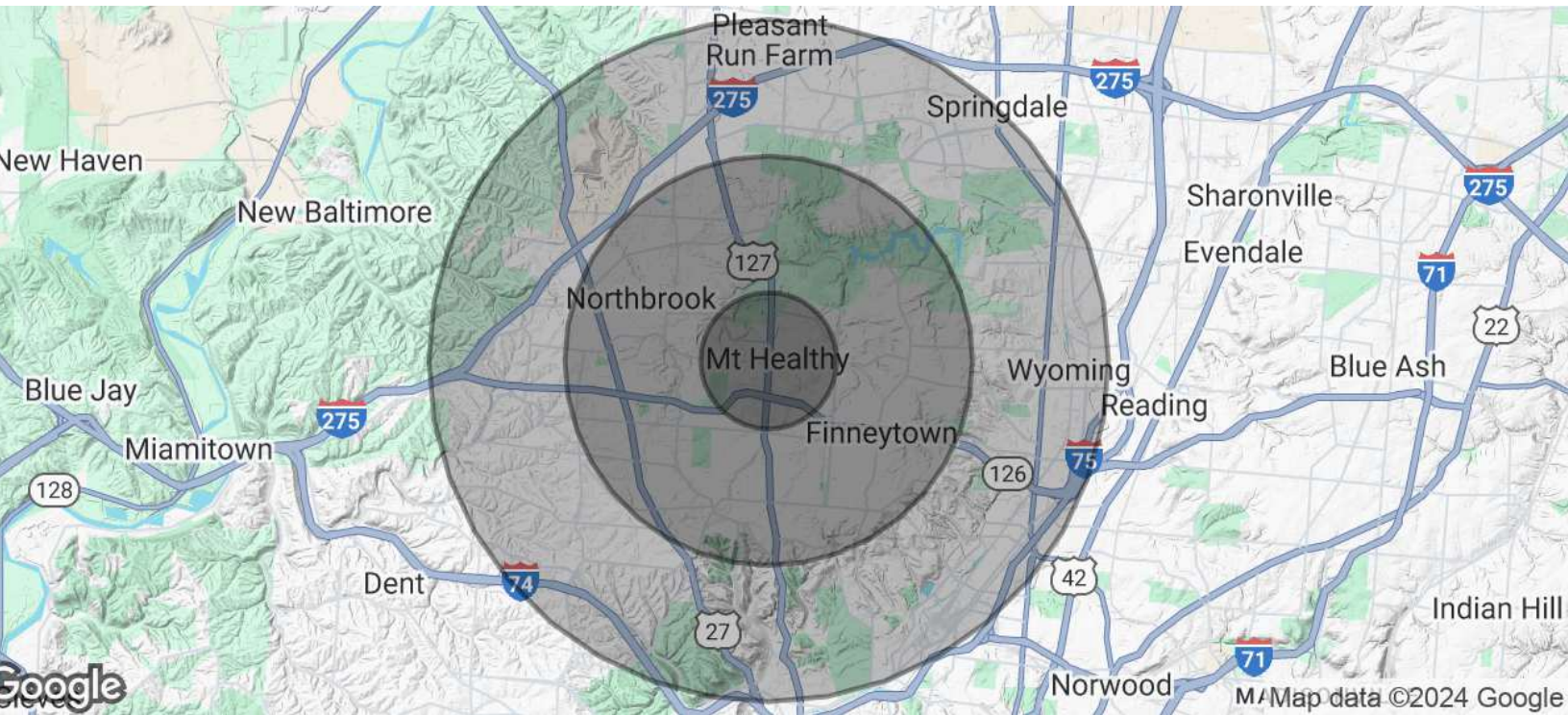
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	12,519	94,512	206,541
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	42	43	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,270	38,457	83,651
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$62,397	\$77,439	\$82,331
Average House Value	\$155,342	\$191,951	\$211,681

Demographics data derived from AlphaMap

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