



1730 Madison Rd, Cincinnati, OH 45206

**\$797,500**

The Office

Prime Multi-Use Property in Desirable Location with Endless Potential



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Listing Added: 08/09/2024

Listing Updated: Today

Details

Asking Price	\$797,500	Property Type	Office
Subtype	Creative Office, Executive Office, Traditional Office	Investment Type	Owner/User
Class	B	Tenancy	Vacant
Square Footage	4,046	Price/Sq Ft	\$197.11
Occupancy Date	10/01/2024	Year Built	1886
Buildings	1	Stories	3
Permitted Zoning	Per Record	Lot Size (acres)	0.338
Parking (spaces)	10	APN	055-0006-0069-00
Ground Lease	No	Ownership	Trust

Marketing Description

Discover the potential of this expansive 4,046 square foot property, currently serving as an office. Nestled in a highly desirable location, this building offers a range of possibilities thanks to its versatile zoning. **Office Space:** Continue utilizing the space as a professional office, benefiting from the excellent location and ample square footage. **Multi-Family Conversion:** Transform the building into a multi-family residence, perfect for generating rental income or accommodating extended family. **Dream Home:** Reimagine the space and create your dream home, with plenty of room to design a personalized living environment. The choice is yours! Take advantage of this unique opportunity to shape the future of this property to suit your needs. Explore the possibilities and schedule a viewing.

Investment Highlights

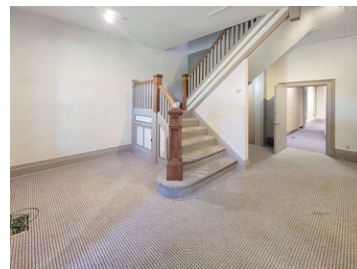
- Prime Location:** Situated in a highly desirable area, this 4,046 square foot building offers exceptional visibility and accessibility, ensuring a prime position for your business.
  - Versatile Zoning:** The flexible zoning allows for a variety of uses, making it easy to adapt the space to meet your specific business needs.
  - Immediate Operational Capability:** Currently utilized as an office, the building is ready for immediate occupancy, minimizing downtime and enabling a smooth transition for your operations.
  - Potential for Expansion:** With ample square footage, there is plenty of room to grow your business, add new services, or increase staffing without the need for relocation.
  - Cost Efficiency:** Owning your property can be more cost-effective in the long term compared to leasing, with potential tax benefits and the opportunity to build equity.
  - Customizable Space:** Tailor the space to suit your unique requirements, whether you need open-plan work areas, private offices, meeting rooms, or specialized facilities.
  - Income Opportunity:** The versatile nature of the property also allows for partial leasing, providing an additional income stream while still maintaining primary use of the space.
  - Future Flexibility:** Should your business needs change, the property's adaptable zoning means you can convert it to a multi-family residence or even your dream home, ensuring the investment remains valuable.
  - Strong Market:** Cincinnati's real estate market is robust, with steady demand for commercial properties, ensuring your investment remains a valuable asset.
  - Professional Presence:** Owning a dedicated office space enhances your business's professional image, providing clients and partners with confidence in your stability and commitment.
- Take advantage of this unique opportunity to invest in a property that not only meets your current business needs but also offers flexibility and potential for future growth. Contact us today to learn more and schedule a viewing!

Location (1 Location)





Property Photos (30 photos)





FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

