



RETAIL STOREFRONT & TWO RESIDENTIAL UNITS ABOVE

**4108 MONTGOMERY ROAD
CINCINNATI, OH 45212**

Mixed Use Retail/Residential | For Sale \$425,000

EXECUTIVE SUMMARY

3CRE proudly presents a prime real estate investment opportunity with the sale of a turnkey neighborhood bar located at 4108 Montgomery Road in the vibrant and historically rich Norwood market near Xavier University in Cincinnati, Ohio. This property is not just a bar; it includes two residential units above the retail storefront, enhancing its investment appeal. This asset sale, presented without financial disclosures, spans 2,176 square feet and features a beautifully crafted buildout, creating a warm and inviting atmosphere that sets it apart in the area.

Strategically situated a mile from Xavier University, this turnkey operation benefits from heavy foot traffic and is nestled in a community known for its cultural vibrancy and steady influx of students and locals. This offering is ideal for investors looking to enter or expand in the thriving Cincinnati market, promising a unique opportunity to engage with a rich community life and cater to a diverse audience.

PROPERTY PROFILE

- Asking Price - \$425,000
- Retail Space - 2,176
- 2 Residential Units - (1) 2 Bed 1 Bath Unit & (1) 3 Bed 1 Bath Unit
- 8.20% Cap Rate

PROPERTY IMPROVEMENTS

- Full Restaurant/Bar Build Out
- Updated Bathrooms
- Extensive Asset List

ASSET LIST | NORWOOD NEIGHBORHOOD BAR**BAR AND BEVERAGE EQUIPMENT**

- D5/D6 Liquor License
- Manitowoc Ice Machine Mine
- Popcorn Machine
- Jet Tech EV 18 High Tech Under Counter Dishwasher
- 36 Foot Granite Bar Counter Top
- Miscellaneous Bar Ware (Glasses/Pitchers,etc.)

STORAGE AND DISPLAY

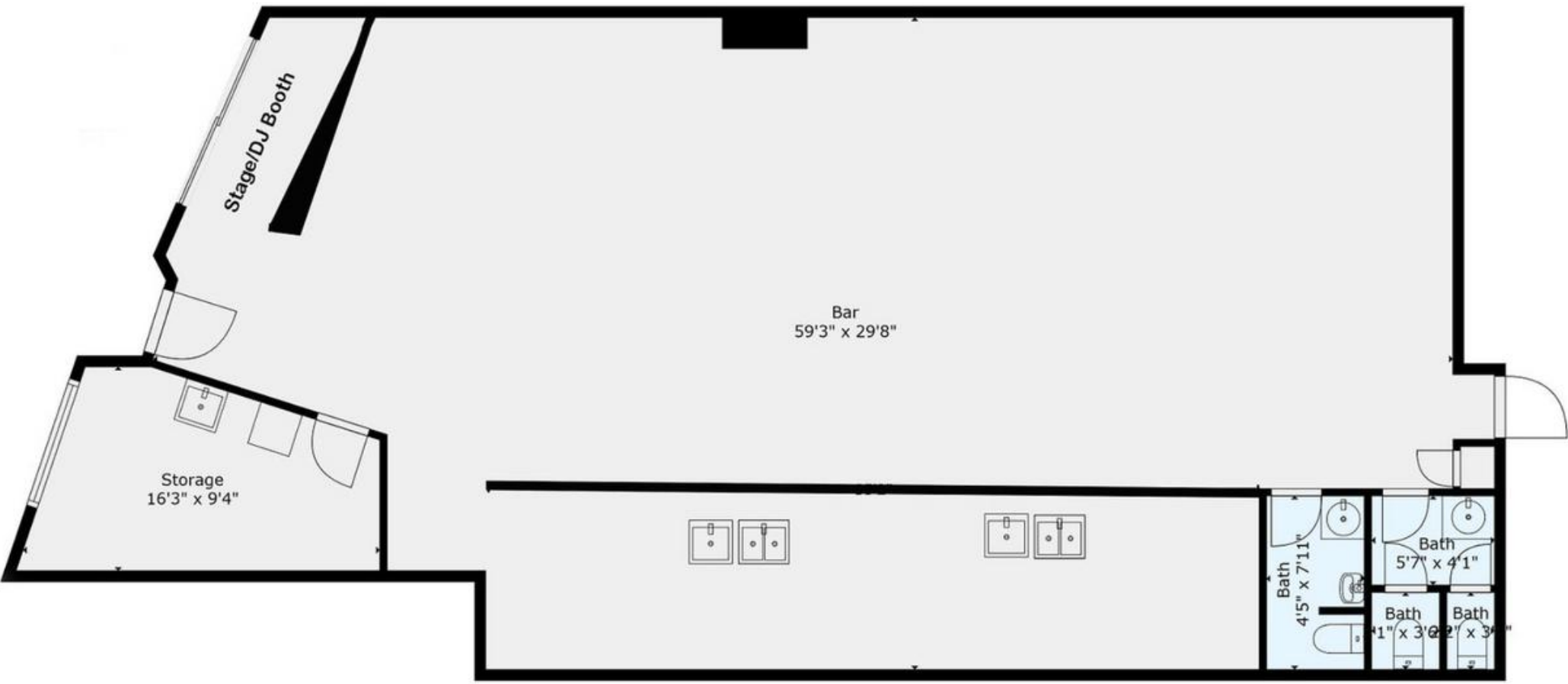
- 12x8 Walk-in Cooler
- True Branded Beer Under Counter Cooler
- 4 Stainless Under Counter Beer Coolers
- 2 Atosa SBB48GGRAUS2 Atosa Back Bar Cooler Shallow Depth Two-section

TECHNOLOGY AND POS SYSTEMS

- 2 Cash Registers
- 4 Samsung Flat Screen Tvs
- TCL Flat Screen Tv
- 4 Mini Insignia Flat Screen Tvs
- 3 Arcade Gaming Systems
- EV Stereo System
- Stereo DJ/Powered PA Speaker System Combo Set 6 Line Array Speakers and Two 18 inch Subwoofers with Bluetooth/USB/SD Card/Remote Control
- 2 Toast POS System Monitors

FURNITURE

- 6 High Top Tables
- 14 Bar Top Stools
- 3 Sofas
- 3 Wooden Tables
- 6 Sofa Chairs
- 6 Fancy High Top Chairs



2,176 sq. ft
2,176 sq. ft


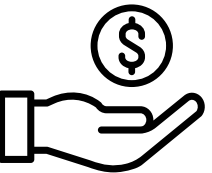

TOTAL: 1603 sq. ft
FLOOR 1: 1603 sq. ft
EXCLUDED AREAS: STORAGE: 122 sq. ft



INVESTMENT OVERVIEW	
Price	\$425,000
Price Per Unit	\$141,666.67
GRM	7.08
Cap Rate	8.20%
Cash-On-Cash Return (Year 1)	7.94%
Total Return (Year 1)	\$17,753.69
Debt Coverage Ratio	1.32
OPERATING DATA	
Gross Scheduled Income	\$60,000
Laundry Income	\$0
Vacancy (5%)	-\$3,000
Total Gross Income	\$57,000
Operating Expenses	\$22,138
Net Operating Income	\$34,862
Debt Service	\$26,427
Pre-Tax Cash Flow	\$8,435
LOAN BREAKDOWN (6.75% Interest, 25% Down, 25 Year Amortization)	
Down Payment	\$106,250
Loan Amount	\$318,750
Debt Service	\$26,427
Debt Service Monthly	\$2,202.28
Principle Reduction (YR 1)	\$9,319.06

INCOME	TOTALS	PER UNIT
Monthly Income	\$5,000	\$1,666.67
Total Gross Income	\$60,000	\$20,000
Laundry Income	\$0	\$0
Vacancy (5%)	-\$3,000	-\$1,000
GROSS INCOME	\$57,000	\$11,400
EXPENSES		
Real Estate Taxes	\$7,709	\$2,569.67
Property Insurance	\$2,400	\$800
Electric and Gas (Tenant Paid)	\$0	\$0
Water Sewer Trash	\$3,479	\$1,159.67
Maintenance and Repair (8%)	\$4,560	\$1,520
Property Management [7%]	\$3,990	\$1,330
Gross Expenses	\$22,138	\$7,379.33
Net Operating Income	\$34,862	\$11,620.67

UNIT BREAKDOWN	COUNT	% OF TOTAL	SIZE (SF)	AVG. RENT	RENT/SF
2 BED 1 BATH	1	21.55%	900	\$1,000	\$1.11
3 BED 1 BATH	1	26.34%	1100	\$1,000	\$0.97
RETAIL STOREFRONT	1	52.11%	2176	\$3,000	\$1.31
Totals/Averages	35	100%	692	\$671	\$0.97

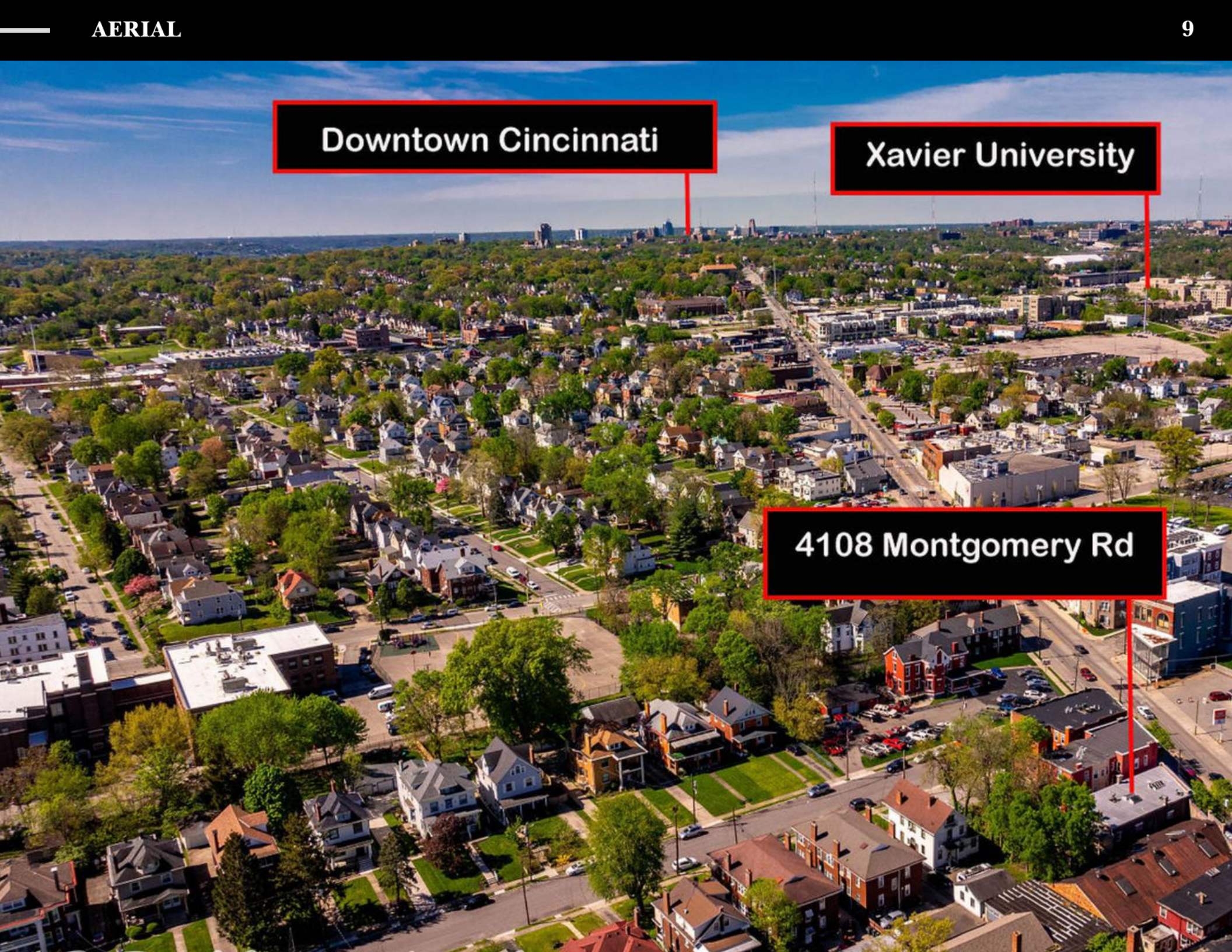
	1 MILE	3 MILE	5 MILE	
POPULATION	18,207	124,442	290,438	 SITUATED IN A DENSE RESIDENTIAL AREA
AVERAGE HOUSEHOLD INCOME	\$77,003	\$85,096	\$83,281	
NUMBER OF HOUSEHOLDS	7,024	57,298	130,364	 HIGH RETAIL EXPENDITURE
MEDIAN AGE	38.7	35.8	36	
RETAIL EXPENDITURE	\$191.61 M	\$1.53 B	\$3.47 B	 CLOSE PROXIMITY TO XAVIER UNIVERSITY AND MAJOR RETAIL CENTERS
TOTAL BUSINESSES	1,178	10,990	22,186	
TOTAL EMPLOYEES	13,190	91,843	314,449	



Downtown Cincinnati

Xavier University

4108 Montgomery Rd









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