

FOR SALE · COMMERCIAL REAL ESTATE

913 Lebanon Street  
Monroe, Ohio 45050

**7,191 SF**  
MAIN BUILDING

**2.2957 AC**  
LAND AREA

**\$1,200,000**  
ASKING PRICE

OTIS  
HALL



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## Property Overview

An Exceptional Multi-Use Commercial Opportunity in Monroe, Ohio

**7,191 SF**

MAIN BUILDING AREA

**2.2957 AC**

LAND AREA

**\$1,200,000**

ASKING PRICE

**\$132.11**

PRICE PER SF

- **Prime Location:** Immediate access to I-75 (Exit 29) and SR 63 frontage.
- **Versatile Layout:** Features a 70' x 38' dining hall, commercial kitchen, and multiple support rooms.
- **Turnkey Amenities:** Two full kitchens, large restrooms, and dedicated storage areas.
- **Additional Structures:** Includes a separate 4-car brick garage/maintenance building.
- **Ample Parking & Flexible Zoning:** 100+ surface spaces surrounding the building; ideal for event center, church, restaurant, or redevelopment.



## Building & Site Specifications

### Property Details

**Address** 913 Lebanon Street, Monroe, OH

**County** Butler County

**Main Building SF** 7,191 SF

**Land Area** 2.2957 Acres

**Construction** All-Brick / Poured Foundation

**Stories** One

**Utilities** Public Water & Sewer

**Parking** 100+ Surface Spaces

**Outbuilding** 4-Car Brick Garage

**Parcel Number** C1800009220004

**Asking Price** \$950,000



## Property Gallery · Exterior Views



## Property Gallery · Site & Outbuildings

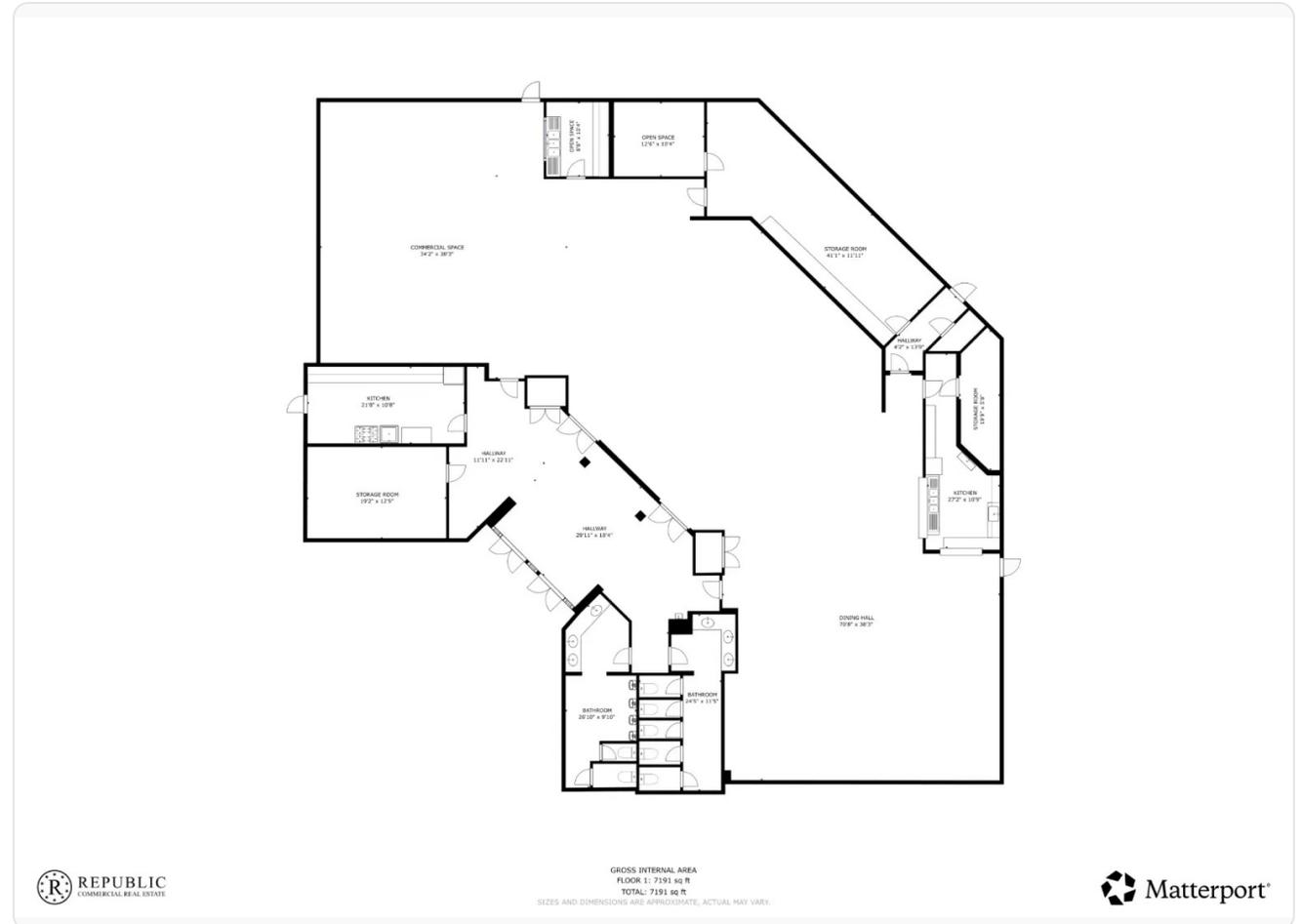


## Floor Plan

7,191 SF Total Area · Ground Floor Layout

Room	Dimensions
Dining Hall	70'8" × 38'3"
Commercial Space	34'2" × 38'3"
Kitchen (Main)	21'8" × 10'8"
Kitchen (Prep)	27'2" × 10'9"
Storage Room	41'1" × 11'11"
Restrooms (2)	Large Multi-Stall

[View Interactive 3D Tour ↗](#)

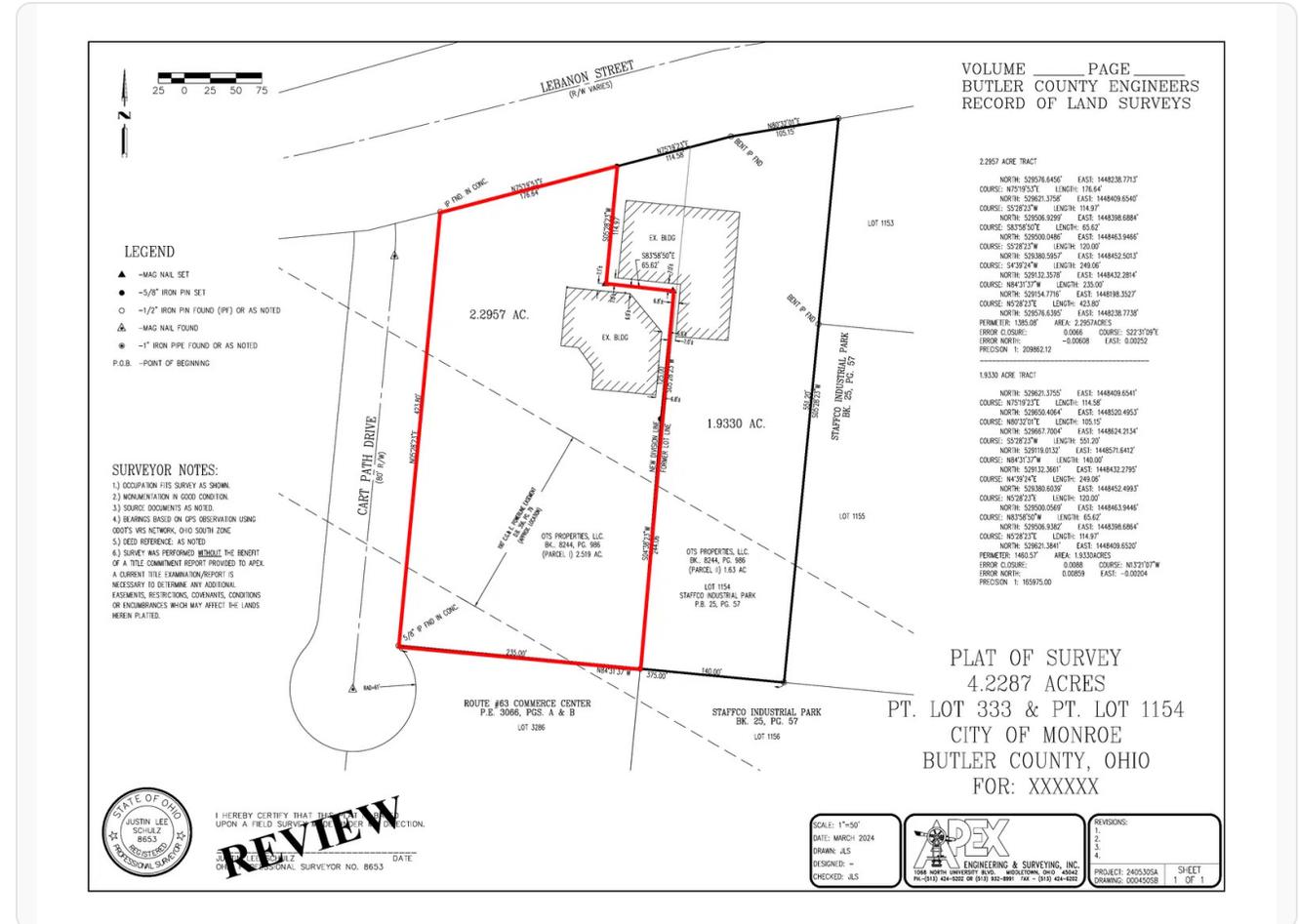


# Site Survey

## 2.2957 Acre Parcel (Highlighted in Red)

The highlighted parcel encompasses 2.2957 acres and includes the main hall building and primary parking areas. The property fronts Lebanon Street (SR 63) and benefits from direct access via Cart Path Drive.

Survey Data	
Highlighted Parcel	2.2957 Acres
Full Site Area	4.2287 Acres
Frontage	Lebanon St (SR 63)
Access	Cart Path Drive
Survey Date	March 2024
County	Butler County, OH



## Location Overview

### Prime Monroe Corridor Location – High-Traffic SR 63 Frontage

Monroe, Ohio sits at the crossroads of I-75 and SR 63, one of Southwest Ohio's most strategically positioned commercial corridors. The property is located just 1 mile from the I-75 interchange (Exit 29).

- **Strategic Access:** 1 mile to I-75 Exit 29
- **Regional Hub:** ~25 miles to Cincinnati, ~15 miles to Dayton
- **Retail Neighbors:** Adjacent to McDonald's, near Walmart & Lowe's
- **Growth Market:** Butler County is one of Ohio's fastest growing

#### Demographic Snapshot

Median Age	36
Est. Median Income	\$89,080
College Educated	50%
Population Density	1,231 / sq. mile



## Versatile Commercial Opportunity

The combination of a large open dining hall, commercial kitchens, ample parking, and a high-visibility location creates exceptional flexibility.

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### Event Center / Banquet Hall

Large dining hall (70'8" × 38'3") with two commercial kitchens and multiple support spaces — ideal for weddings, corporate events, and private receptions.

### Restaurant / F&B

Existing commercial kitchen infrastructure and large dining area provide a turnkey foundation for a full-service restaurant or catering operation.

### Church / Place of Worship

Spacious main hall, multiple support rooms, and ample parking make this an ideal congregation facility.

### Fitness / Recreation

Open floor plan and large square footage support conversion to a gym, martial arts studio, or community recreation center.

### Medical / Healthcare

One-story brick construction with poured foundation and public utilities supports medical office or outpatient clinic conversion.

### Redevelopment

2.2957-acre parcel with high-visibility SR 63 frontage offers strong redevelopment potential for retail, QSR, or mixed commercial use.



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[View 3D Virtual Tour ↗](#)

For more information or to schedule a tour of 913 Lebanon Street, Monroe, Ohio 45050, please contact Republic Commercial Real Estate.



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