

MIXED-USE INVESTMENT PROPERTY

# FOR SALE » \$450,000

4034 HAMILTON AVENUE, CINCINNATI, OH 45223



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## THE OFFERING

### Mixed-Use Investment Opportunity

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**Asking Price:** \$450,000

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**Current NOI:** \$46,275

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1<sup>st</sup> Floor Retail Space - Occupied

2nd Floor Residential Unit - Rent Ready Vacant

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### **Lease Type:**

Retail - Modified Gross

Residential - Full-Service Gross

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**Annual Net Operating Income: (2025)**

The District | \$42,075

Residential (Proforma) | \$4,200

## INVESTMENT HIGHLIGHTS

- Investment opportunity with existing income and a rent-ready vacant unit
- Turnkey-ready property with no build-out required
- Tenant responsible for base rent and partial reimbursements for expenses

## MARKET & PROPERTY HIGHLIGHTS

- Located In Northside | Cincinnati Retail Corridor
- High Traffic Count & Highly Dense Demographic Population
- Two-story Class B building with retail on ground floor and upstairs residential.





Tenant	SqFt	Rent/SF/Yr	Gross Rent
The District <i>Restaurant - Lease Thru 12/31/27</i>	2,966 SqFt	\$18.21 SF/Yr	\$54,000
Residential Unit <i>Proforma Income-Rent Ready Vacant Unit</i>	466 SqFt	\$1.50 SF/MO	\$8,400
<b>Totals</b>	<b>3,432 Sq Ft</b>		<b>\$62,400</b>



## Income Overview

The District - Retail Income	\$54,000.00
Studio / Rental Income	\$8,400.00
Gross Income	\$62,400.00

## Expense Overview

Property Taxes	\$8,570.00
Property Insurance	\$2,555.00
Management / Maintenance	\$5,000.00
Gross Expenses	\$16,125.00

Net Operating Income	\$46,275.00
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## Operating Data

Gross Income	\$62,400.00
Operating Expenses	\$16,125.00
Net Operating Income	\$46,275.00

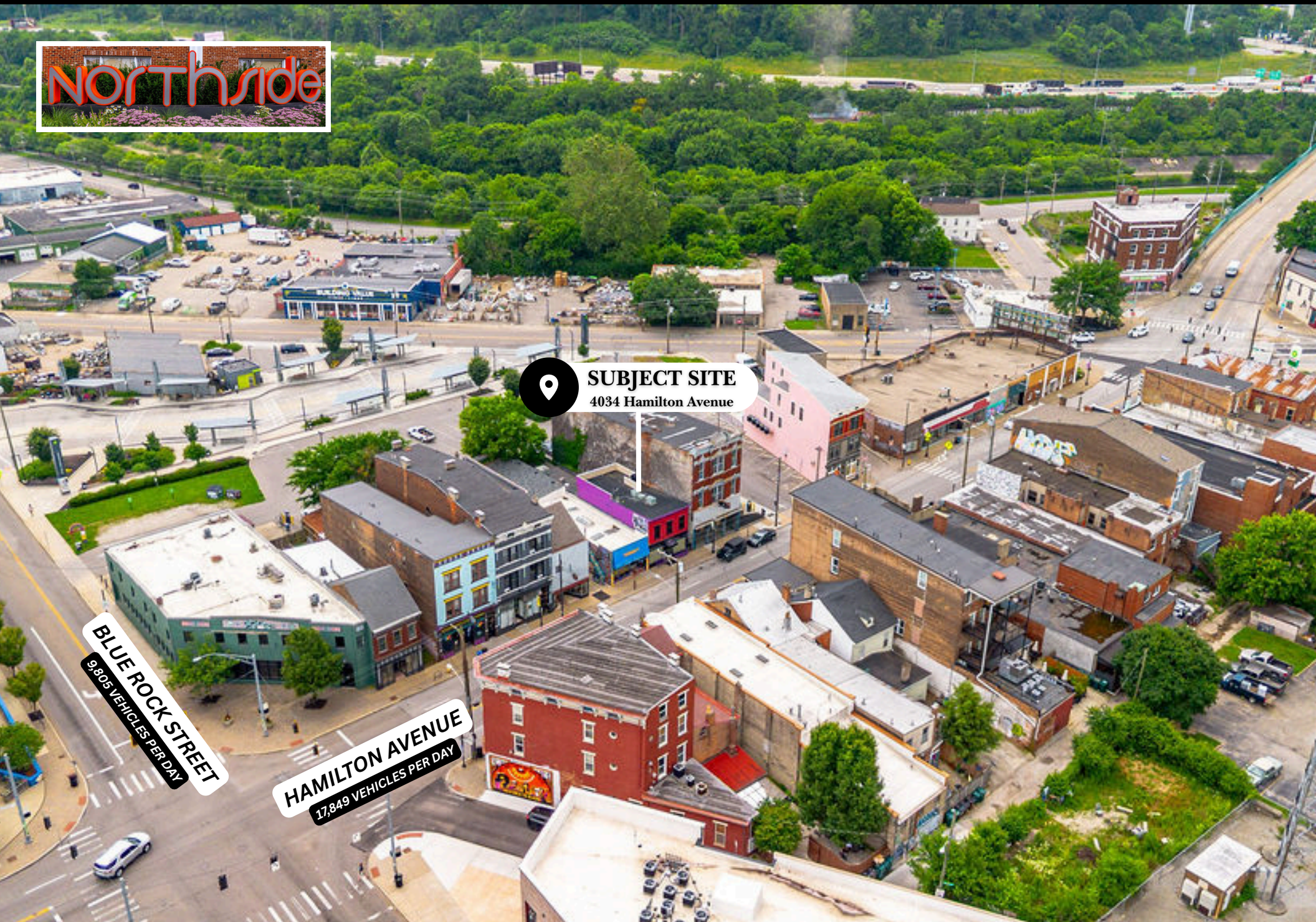
## Investment Overview

Price	\$450,000.00
Rentable SqFt	3,432 SF
Price/SF	\$131.12
CAP Rate	10.28%
Debt Coverage Ratio	1.73

## Financing Data

Down Payment (25%)	\$112,500.00
Loan Amount (75%)	\$337,500.00
Debt Service (6.50%, 25 Yr Am)	\$26,781.96
Debt Service (Monthly)	\$2,231.83
Principal Reduction (yr 1)	\$5,364.62





**SUBJECT SITE**  
4034 Hamilton Avenue

**BLUE ROCK STREET**  
9,805 VEHICLES PER DAY

**HAMILTON AVENUE**  
17,849 VEHICLES PER DAY



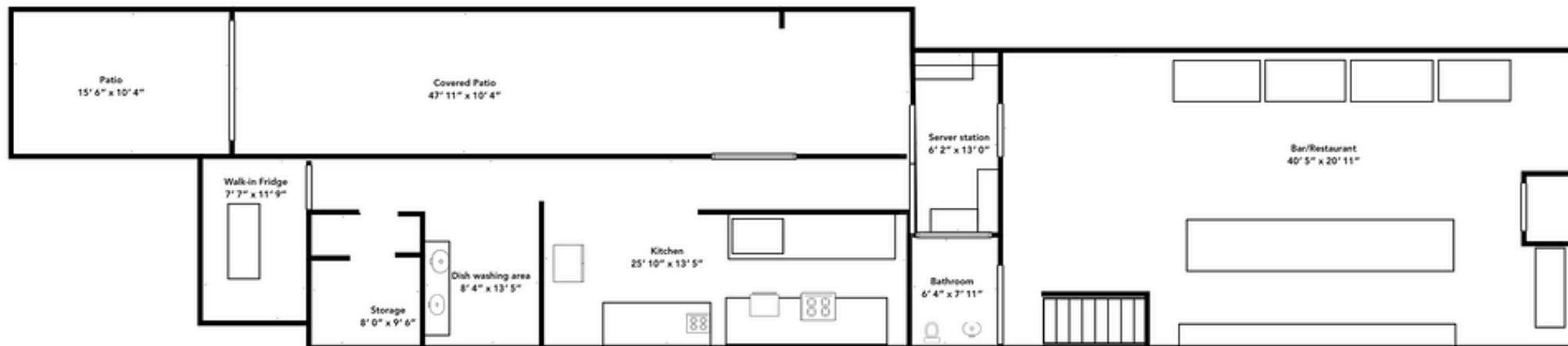




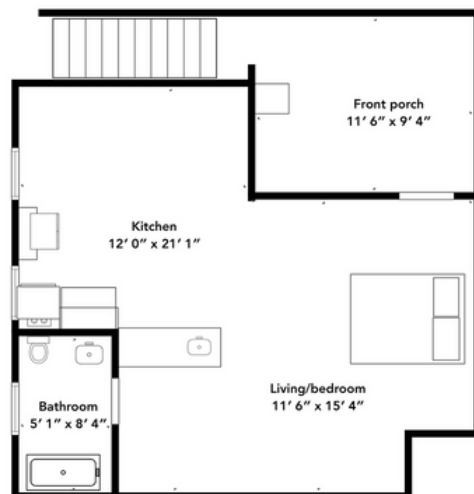
## FLOOR PLAN

4034 Hamilton Avenue

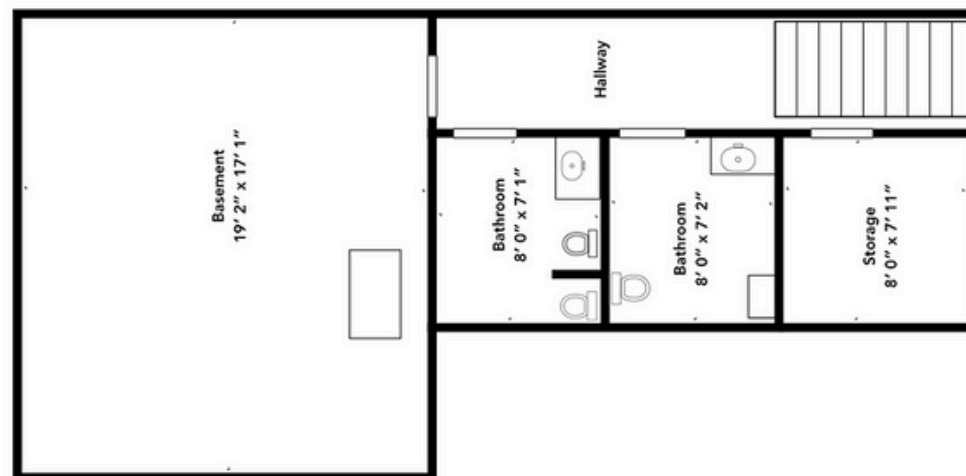
First-Level Commercial Space | 2,285 SqFt



Second-Level Residential Unit | 466 SqFt



Basement Level | 681 SqFt



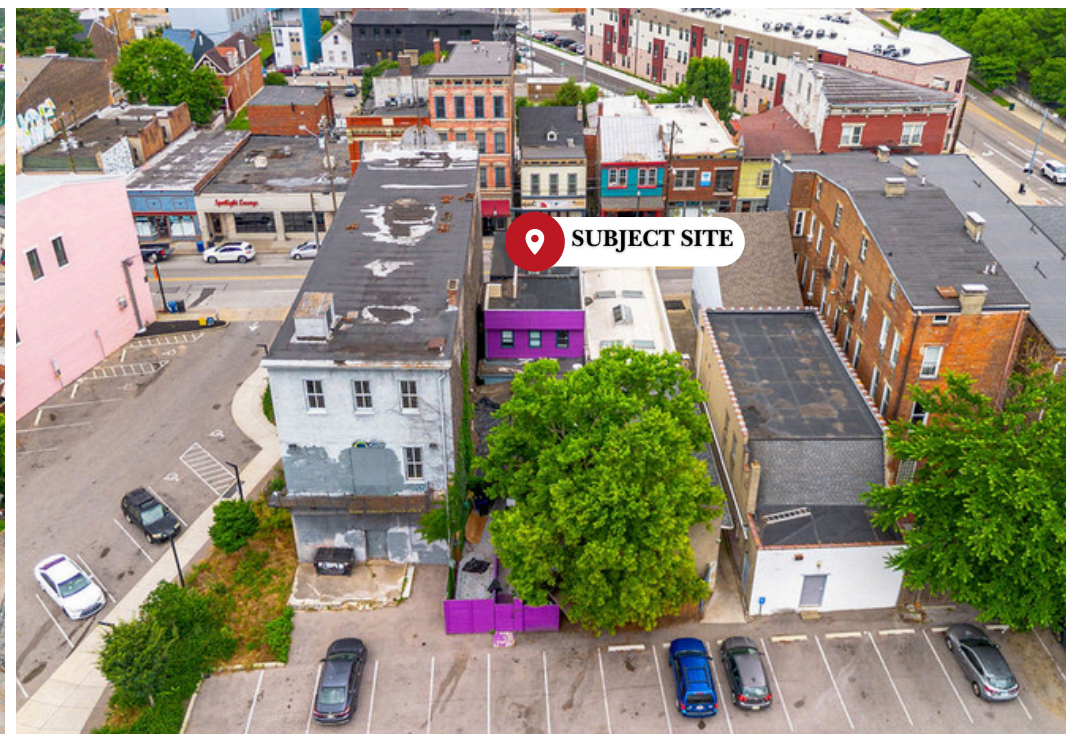
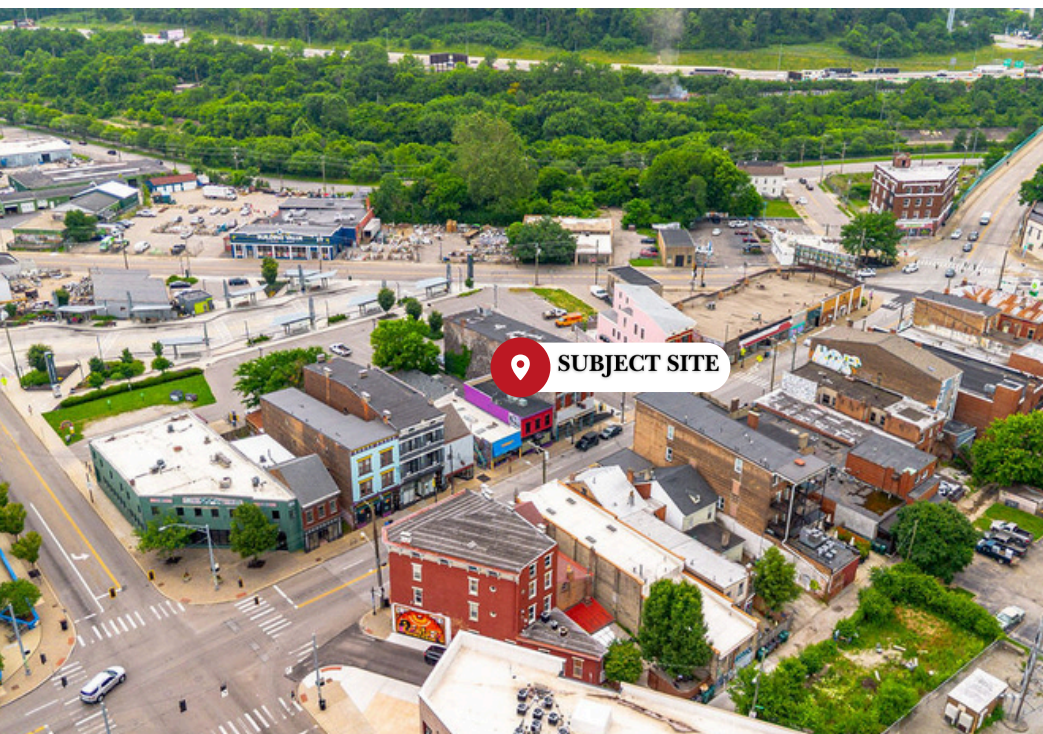
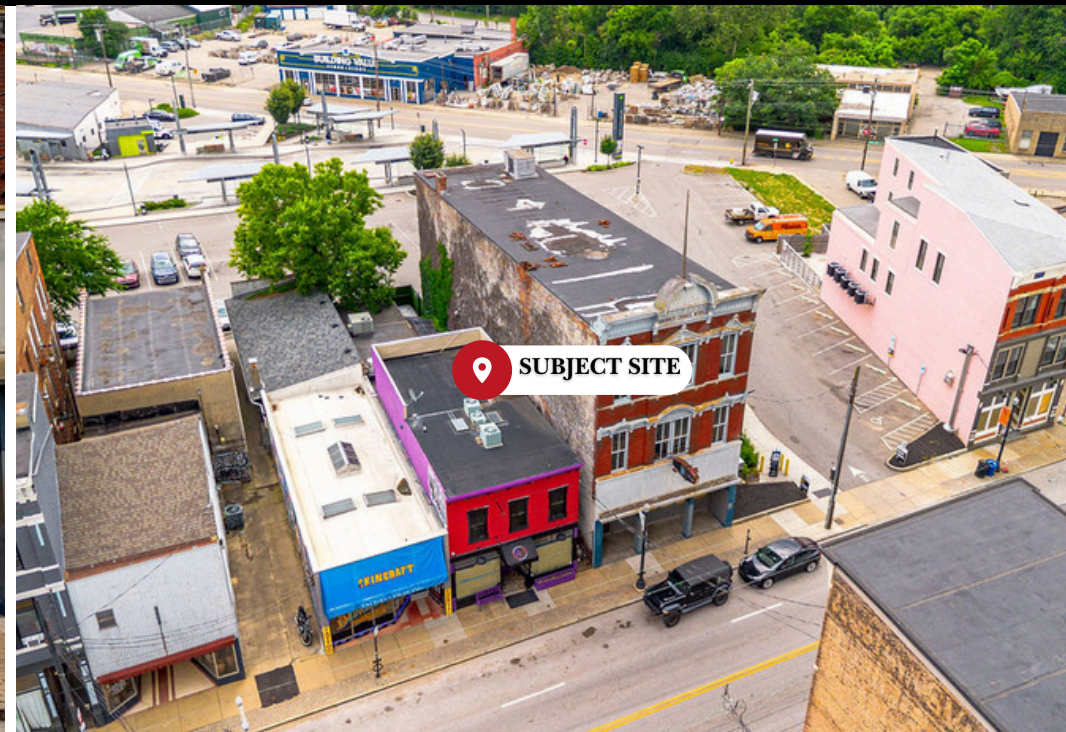














	1 MILE	3 MILE	5 MILE
POPULATION	11,068	112,131	322,581
AVERAGE HOUSEHOLD INCOME	\$82,396	\$66,388	\$73,467
NUMBER OF HOUSEHOLDS	5,266	46,820	139,466
MEDIAN AGE	35.3	30.4	33.6
TOTAL BUSINESSES	226	3,951	10,786
TOTAL EMPLOYEES	2,249	119,359	231,969
DAYTIME POPULATION	55,537	320,700	495,016





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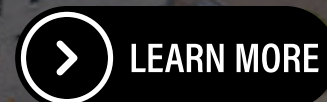


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