

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$899,000
2025 (Full Year) NOI:	\$75,453
Listing Cap Rate:	8.4%
Available SF:	2,775 SF
Lot Size:	0.24 Acres
Year Built:	1946
Building Size:	16,000 SF
Renovated:	2021
Zoning:	Office
Market:	Cincinnati
Submarket:	Queensgate

PROPERTY OVERVIEW

This 16,000 sqft office/flex space is a value-add alternative to locating in Cincinnati Business District. Currently, 80% occupied (~3,000sqft vacant) and collecting approximately \$116,000 in rent annually. NOI based on 2025 numbers is \$75,453 and PRICED AT A 8.4% CAP RATE. Property located in Queensgate, a commercial neighborhood in Cincinnati. Just minutes from CBD, Queensgate is one of the largest untapped areas for redevelopment, business development, new jobs and new housing in Cincinnati. It has been identified by the City of Cincinnati, and by large developers, as a critical location for the revitalization of the I-75 corridor because of its close proximity to the downtown corridors and easy access to many amenities. This property sits with signage and frontage on 8th street viaduct and Evans St (.2 miles North of Route 50). Directly across from the Police Academy and adjacent to the newly developed Nehemiah factory. This property features 10' ceiling height allowing for a modern, open workspace

PROPERTY HIGHLIGHTS

- Two story office building with 8000 sqft footprint.
- Parking on-site with additional off-street parking.
- Less than one mile from Cincinnati Business District.
- Easy access to all major roadways/expressways and amenities.
- \$114,700 in gross collected rents.
- 85% occupied w/ 2,775 sqft vacant. Cash flow day 1 with upside.

INCOME & EXPENSES

INCOME SUMMARY

EDWIN H. BUILDING

D&D	\$85,899
Moore Graphics	\$8,400
Blue Heart	\$20,400
Vacancy Cost	(\$22,400)

GROSS INCOME	\$114,700
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EXPENSES SUMMARY

EDWIN H. BUILDING

Property Taxes	\$7,070
Insurance	\$2,565
Trash	\$3,476
Gas/Electric	\$16,696
Water/Sewer	\$4,080
Common Area Maintenance	\$4,190
HVAC Maintenance	\$1,170

OPERATING EXPENSES	\$39,247
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NET OPERATING INCOME	\$75,453
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ADDITIONAL PHOTOS



AVAILABLE LEASE SPACE PHOTOS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,443	310,885	850,203
Median age	29.9	33.3	35.8
Median age (Male)	30.3	31.9	34.1
Median age (Female)	29.2	34.7	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,786	132,372	353,296
# of persons per HH	2.7	2.3	2.4
Average HH income	\$39,697	\$49,469	\$60,030
Average house value	\$88,475	\$158,868	\$182,368

* Demographic data derived from 2020 ACS - US Census