

2800
Gilbert Avenue

Cincinnati, OH 45206



NALBergman

For Sale

50,192 SF | \$2,950,000

Redevelopment Opportunity



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Cincinnati, Ohio 45206

Property Overview

Explore this exceptional flex property, spanning 50,192 square feet across a sprawling 2-acre site in the thriving neighborhood of East Walnut Hills. This property offers the potential for redevelopment or owner-occupier use. Zoned as Commercial Community - Pedestrian (CC-P) according to CAGIS, this property is primed for a variety of commercial and institutional uses, including office, medical-office, public / government facilities and more. With over \$100 million in investments pouring into East Walnut Hills, including major apartment and mixed-use developments, now is the opportune time to seize this promising property before it's too late.

Offering Summary

Sale Price:	\$2,950,000
Building Size:	50,192 SF
Available SF:	25,000 - 50,192 SF
Lot Size:	2.1 Acres

For More Information

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Highlights

- Office Flex Property, 50,192 SF, 2.10 Acres in East Walnut Hills
- Loading Dock, 2 Doors, & Currently +/-12,500 SF Warehouse Space
- Owner/Operator Can Convert Entire First Floor to +/-25,000 SF Warehouse
- Zoned Commercial Community - Pedestrian (CC-P), per CAGIS
- Diverse commercial and institutional uses permitted
- Over \$100 million invested in East Walnut Hills
- Prime time to invest in this promising property





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Redevelopment Opportunity Space





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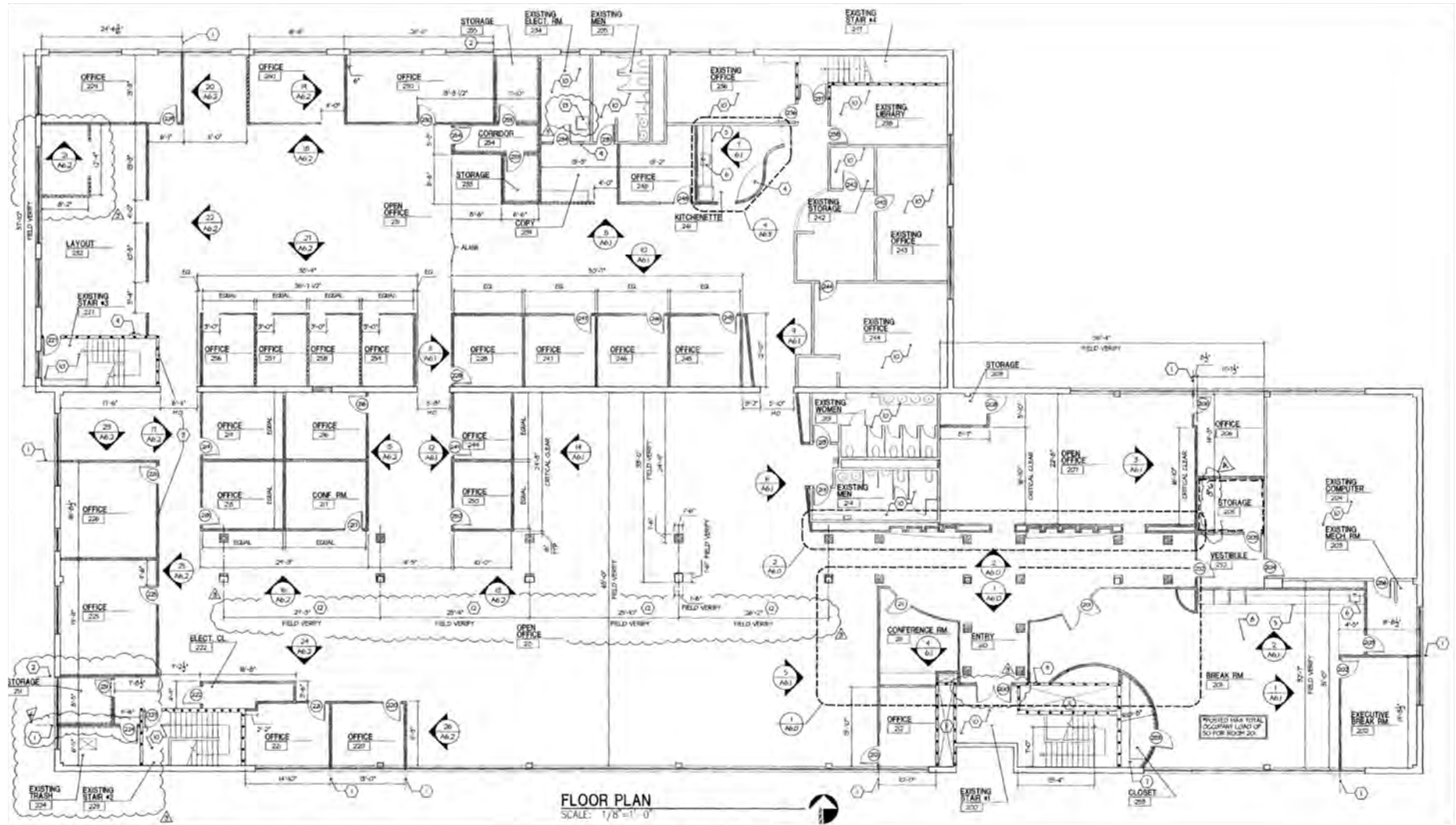
Redevelopment Opportunity Space



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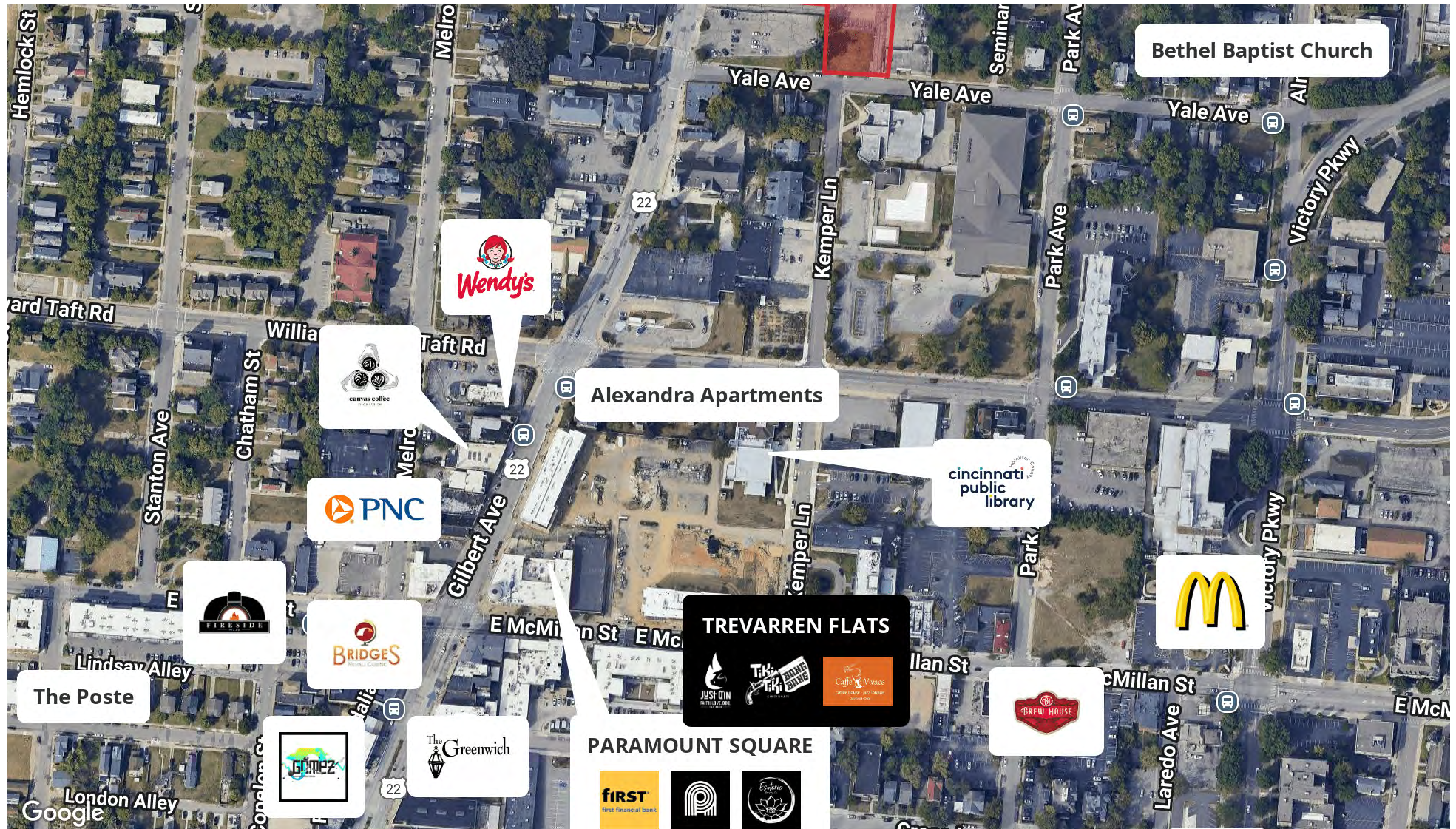
2nd Floor - Floor Plan



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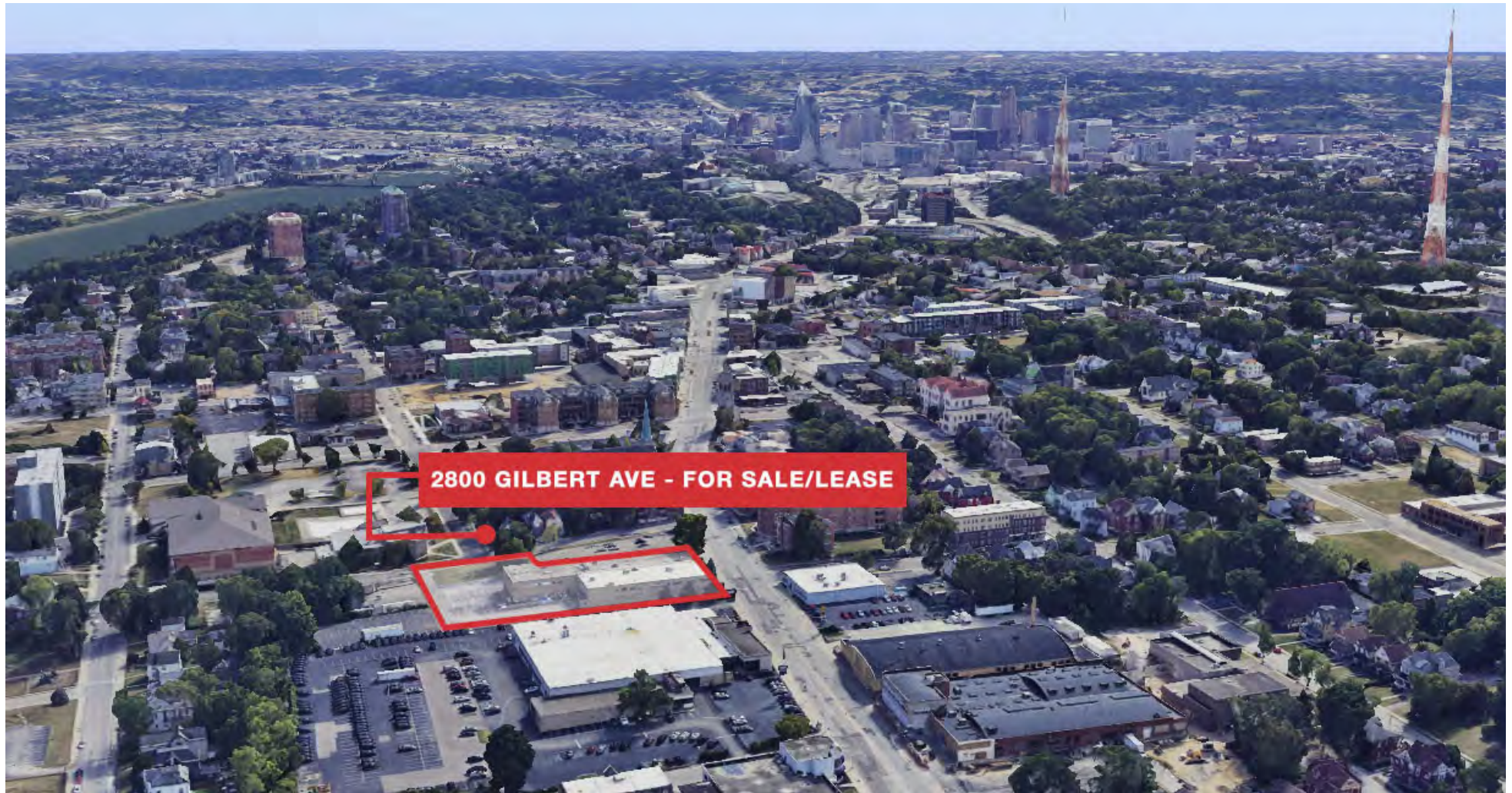




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Demographics data derived from AlphaMap