



3-PARCEL PORTFOLIO · BAR / DUPLEX / SINGLE FAMILY · SAYLER PARK, CINCINNATI
 GRACELY DR · OHIO RIVER CORRIDOR

6332-6344 GRACELY DRIVE

SAYLER PARK · CINCINNATI, OHIO 45233 · 3-PARCEL PORTFOLIO

LIST PRICE
\$399,000

3 PARCELS PORTFOLIO	8,062 SF TOTAL BUILDING	BAR+DUPLEX+SFR MIXED USE	\$414,200 AUDITOR VALUE
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PORTFOLIO OVERVIEW

6344 Gracely Dr Use / Built	Bar/Tavern + Multi-Res — 3,672 SF Bar/Tavern · 1925
6336 & 6338 Gracely Use / Built Features	Two-Family Dwelling — 2,640 SF Brick Duplex · 4 Bed / 2 Bath · 1925 Central A/C · Full Basement
6332 Gracely Dr Use / Built Features	Single Family — 1,750 SF Brick · 3 Bed / 1 Bath · 1880 Full Basement ·

PORTFOLIO HIGHLIGHTS

- **3 Parcels**
All three parcels owned locally — single-owner acquisition, no multi-party coordination
- **Bar/Tavern Anchor**
6344 Bar/Tavern former “Delhi House” Location
- **All Brick Construction 1880-1925**
- Durable, low-maintenance, character-rich assets — strong bones in a stable Ohio River neighborhood
- **Saylor Park Ohio River Destination**
Steps from Mariner’s Landing Marina — proven year-round traffic destination off River Rd / US-50
- **Near Forbes Rd Development Corridor**
Adjacent to 11-acre Ohio River assemblage on Forbes Rd —



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6332-6344 GRACELY DRIVE

ASKING : \$399,000

PARCEL-BY-PARCEL BREAKDOWN · SAYLERPARK, CINCINNATI OH 45233

DWYER COMMERCIAL REAL ESTATE



01

6344 GRACELY DR

LAND USE

Bar/Tavern

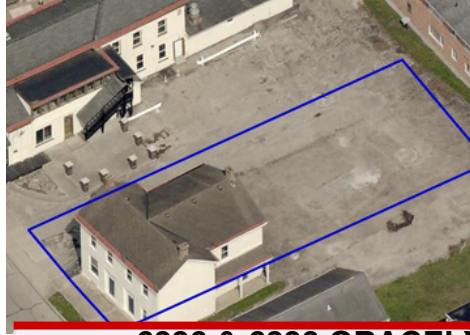
BUILDING SF

3,672 SF

- Bar/Tavern w/ Full Kitchen
- Recently Remodeled
- Built 1925
- 3,672 SF Bar/Tavern
- 2,000 +/- SF parking lot
- 0.190 Acres
- Parcel ID 164-0004-0095-00

ANNUAL TAX

\$5,153.92/yr



02

6336 & 6338 GRACELY

LAND USE

Two-Family Dwelling

BUILDING SF

2,640 SF

- Two Family
- Built 1925
- 2-Story Brick
- 4 Bedrooms Bathrooms
- 2 Full Baths Basement
- Full Basement
- Site Area 0.143 Acres
- Parcel ID 164-0004-0100-00

ANNUAL TAX

\$3,661.98/yr



03

6332 GRACELY DR

LAND USE

Single Family Dwelling

BUILDING SF

1,750 SF

- Single Family
- Built 1880
- 2-Story
- 3 Bedrooms
- 1 Full Bath
- Full Basement
- 1st Floor 875 SF
- 2nd Floor 875 SF
- Site Area 0.137 Acres
- Parcel ID 164-0004-0020-00

ANNUAL TAX

\$1,620.99/yr

3 PARCELS

TOTAL IN PORTFOLIO

8,062 SF

COMBINED BUILDING SF

\$414,200

COMBINED MKT VALUE

\$10,436.89

COMBINED ANNUAL TAXES



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AREA CONTEXT

- **Gracely Dr / Sayler Park**
Established Ohio River riverfront community
- **Mariner's Landing Marina**
~0.5 mi — Active Marina, Brewery on Ohio River...
- **Cabana Bar & Grill**
Popular Riverfront local destination on Nearby

KEY FIGURES & OWNERSHIP

3

PARCELS

8,062 SF

TOTAL BLDG SF

\$414,200

AUDITOR VALUE

\$10,437

ANN. TAXES

INVESTMENT OPPORTUNITY · All 3 parcels INCLUDED



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