

4101 Montgomery Road
Cincinnati, Ohio 45212

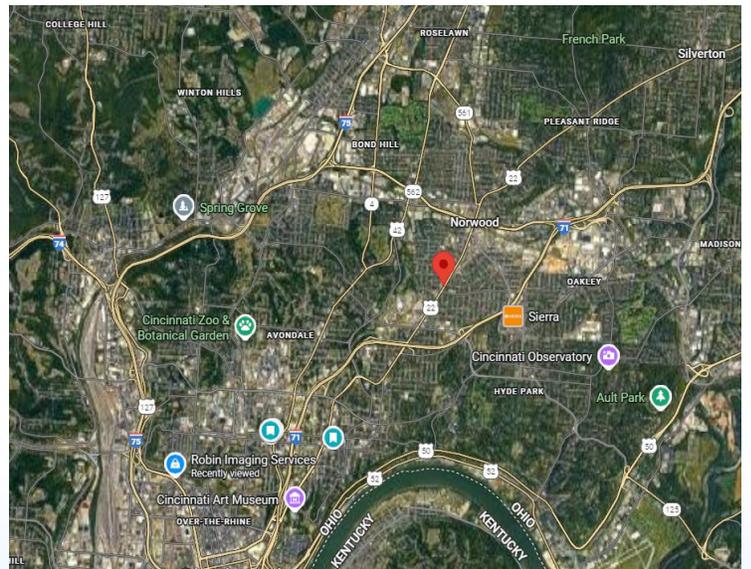
Upside Potential



≈14,998 SF RETAIL / OFFICE / SHOWROOM
FOR SALE

PROPERTY FEATURES

- Approximately 14,998 SF for sale
- Three (3) floors plus basement
- One (1) drive-in door
- One (1) freight elevator
- 12' – 18' ceiling height
- Zoning: GBD; General Business District
- Located within the City of Cincinnati
- Opportunity to purchase below replacement cost with upside potential
- Year Built: 1987
- Asking Price: \$1,200,000



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PROPERTY SPECIFICATIONS

Location	4101 Montgomery Road – Hamilton County, Ohio
Available SF	≈14,998 SF / Three (3) Floors Plus Basement
Construction	Masonry / Steel Construction
Drive-in Door	One (1)
Freight Elevator	One (1)
Year Built	1896
Lighting	Fluorescent
Roof	1990
HVAC	Gas Furnace

KEY HIGHLIGHTS

- Multiple office with water hookup
- Flexible layout with multiple potential uses
- Strategic location in Norwood on the bus line and minutes to the interstates
- Large, adaptable footprint
- Excellent value-add or owner-user play
- Parking limitations require creative planning - but open the door to unique redevelopment or shared-use solutions

This versatile 14,998 SF property offers a unique investment or occupancy opportunity in a high-demand area. With flexible configurations from 500 SF up to the full building - 14,998 SF, the space is ideal for a wide range of uses - including retail, office, showroom, and automotive garage.



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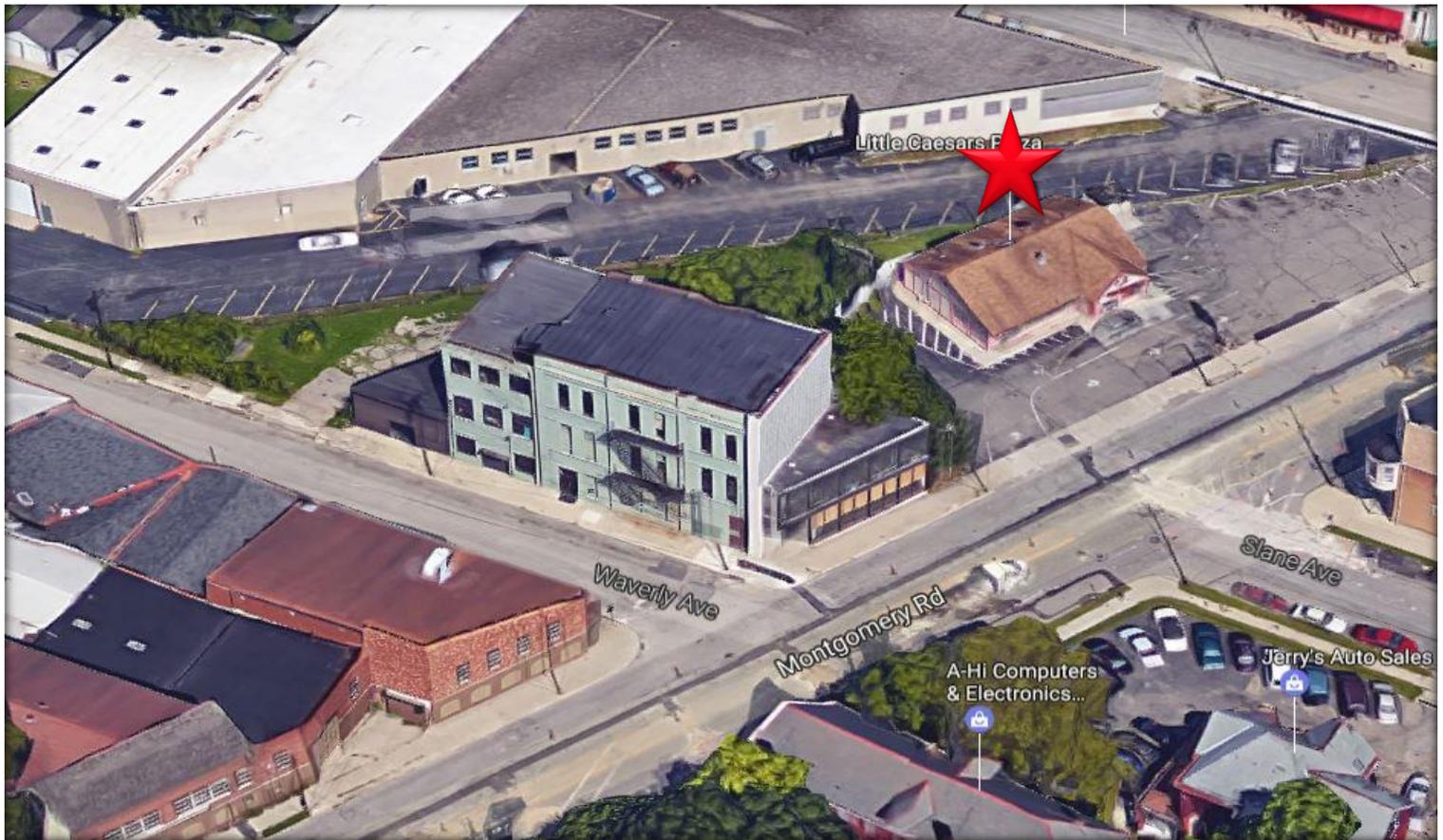
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Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Smith Rd	Elm Ave, N	13,786	2018	0.17 mi
Smith Rd	Elm Ave, S	4,262	2018	0.18 mi
Montgomery Rd	Maple Ave, SW	33,918		0.21 mi
Montgomery Rd	Weyer Ave, SW	17,977	2018	0.25 mi
Montgomery Rd	Norwood Lateral Pkwy, N	18,747	2018	0.30 mi

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