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**RARE OPPORTUNITY IN MILFORD**  
 1311 US 50, Milford, OH 45150



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## WHAT DO YOU ENVISION?

Offered at \$1,200,000

This captivating business opportunity presents an exceptional chance to acquire an immaculately preserved historical property in Milford. The primary building features approximately 3,100 square feet of interior space, the secondary building with attached garage offers additional square footage on 3.26 acres of land, providing ample room for expansion or customization. The residence showcases classic Georgian Revival architecture, with its precise symmetry, high ceilings, and optimally sized rooms. Elegant white trim accentuates the timeless aesthetic, while original hardwood floors and multiple fireplaces lend a refined ambiance throughout. A well appointed breakfast room, primary bedroom balcony, and bifurcated staircase are thoughtful design elements that add to the property's charm. This property offers high visibility while maintaining a sense of privacy and seclusion. With fast access to 275, downtown Milford, the Cincinnati Nature Preserve, and the Little Miami River, the setting provides a unique blend of convenience and tranquility. Privacy fence has been installed around the perimeter of the property. The level lot presents an excellent opportunity for a rear parking area, making this an ideal setup for an owner-occupied business venture, wedding venue, chapel, retreat space, or historic bed and breakfast. The possibilities are limited only by your imagination. Public utilities, including water, sewer, and gas, are already in place, further enhancing the property's functionality. With approximately 415 feet of road frontage, this property offers a rare combination of historical charm, commercial potential, and wooded surroundings. Whether you envision operating a specialized business, hosting memorable events, or preserving a piece of history, this exceptional offering is sure to delight you with the details.