



## For Sale by Owner    Landlord Retiring

**Belmont Apartments and Garages 32 Apartments plus 32 Garages  
5922-5936 Belmont Ave. Cincinnati OH 45224**

*This attractive all brick asset is located in the vibrant College Hill Neighborhood of Cincinnati. Surrounded by upscale Historic homes including The Oaks and Laurel Court Mansion. College Hill is home to new developments of upscale apartments, townhomes, and shops at North Bend Road and Hamilton Avenue. A robust local economy with excellent traffic volume and visibility have led to historically low vacancy rates.*

Unit Type	Total Units	Current Market Rent	Sq Footage	Rent per SqFt/Month]
1 Br 1 Bth	24	\$950	600	\$1.58
3 Br 1 Bth	8	\$1,500	1100	\$1.36
Garages (2 car)	12	\$250	600	\$0.42
Garages (1 car)	8	\$150	320	\$0.47

### Features

- Attractive Architecture with All Brick Exteriors
- Spacious Grounds, Wooded Courtyard, and Mature Trees
- Upscale Historic Residential Neighborhood
- Long term tenants (37% >5years, 15%>10years)
- Excellent high performing investment
- 32 Garage Spaces and 37 Parking Lot Spaces
- Hardwood and Tile floors
- Tenant paid electric
- Property Owned Coin Laundry (6 sets, 1BR)
- Dishwashers and Washer dryer hookups (3BR)
- Stoves, refrigerators, dishwashers, and a/c's included
- Family owned and operated for 23+ years with extensive updates

### Improvements

- New parking lot 2019
- New windows and a/c's 2013
- New roofs and gutters 2004-2006 (single layer OwensCorning 3 tab asphalt shingles)
- Remodeled kitchens (cabinets, tile floors), refinished hardwood floors, numerous stainless steel appliance upgrades. 2002-2025



**For more info call or text the owner, Lisa or Brian at  
513-364-9103**

**Photos, Floorplan, Video Tours**



**One Bedroom**

**<https://photos.app.goo.gl/LTGqnUv8vohBaM1D7>**

**<https://photos.app.goo.gl/SAEXwFzMMSrQ3v4Y7>**

**Three Bedroom**

**<https://photos.app.goo.gl/CYWmMUmubK9TyjM26>**

**Garages**

<https://photos.app.goo.gl/5XCm2AHnGkTe3ecT7>

