



MIXED-USED BUILDING INVESTMENT OPPORTUNITY
3,432 SF | AUCTION STARTING AT \$275,000

4034 HAMILTON AVENUE
CINCINNATI, OH 45223



BIDDER APPROVAL PROCESS

To be qualified to bid, prospective buyers must:

- Register to bid at www.ForeclosureAuctions.com
- Request Authorization and E-Sign the Purchase and Sale Agreement
- Provide proof of funds

PROPERTY VIEWING: Contact Justin at kurt@prodigyprop.com to schedule a tour.

KURT POLTER

Prodigy Properties

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PROPERTY OVERVIEW



- Located at 4035 Hamilton Avenue in Cincinnati's Northside submarket, a well-known retail and entertainment corridor.
- Positioned along a high-visibility arterial road with consistent daily traffic counts and strong street presence.
- Two-story Class B mixed-use building with retail on the ground floor and residential/ancillary space above.
- Traditional urban storefront design with excellent visibility and signage opportunities.

Property Type	Mixed-use Retail & Residential
Address	4035 Hamilton Ave, Cincinnati, Ohio 45223
Year Built	1890
Estimated Building Size (SF)	3,432
Estimated Lot Size (Acres)	0.1
Tenant(s)	1
THE OFFERING	
Auction Starting Price	\$275,000
LEASE SUMMARY	
Lease Term	Restaurant Lease Thru 12/31/2027
Annual Rent	\$54,000



INVESTMENT HIGHLIGHTS

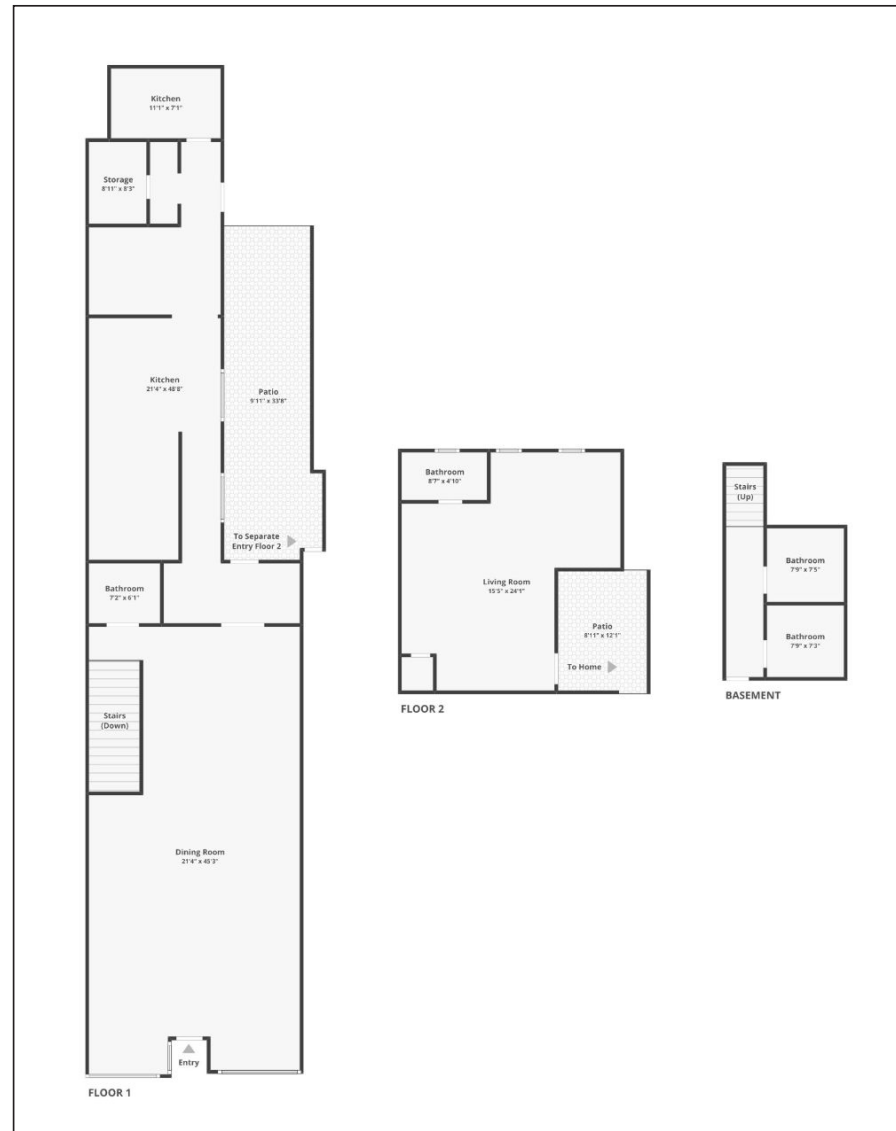


This property is a brick mixed-use investment asset located in the vibrant Northside neighborhood of Cincinnati — a walkable, culturally active area with strong pedestrian traffic and proximity to dining, entertainment, and transit. Ground floor: Fully leased retail space occupied by an established tenant, providing current income. Vacant, rent-ready studio apartment offering immediate upside through residential lease, owner occupancy, or short-term rental use. The retail component benefits from excellent street visibility along Hamilton Avenue, a high-traffic corridor near I-74 access.

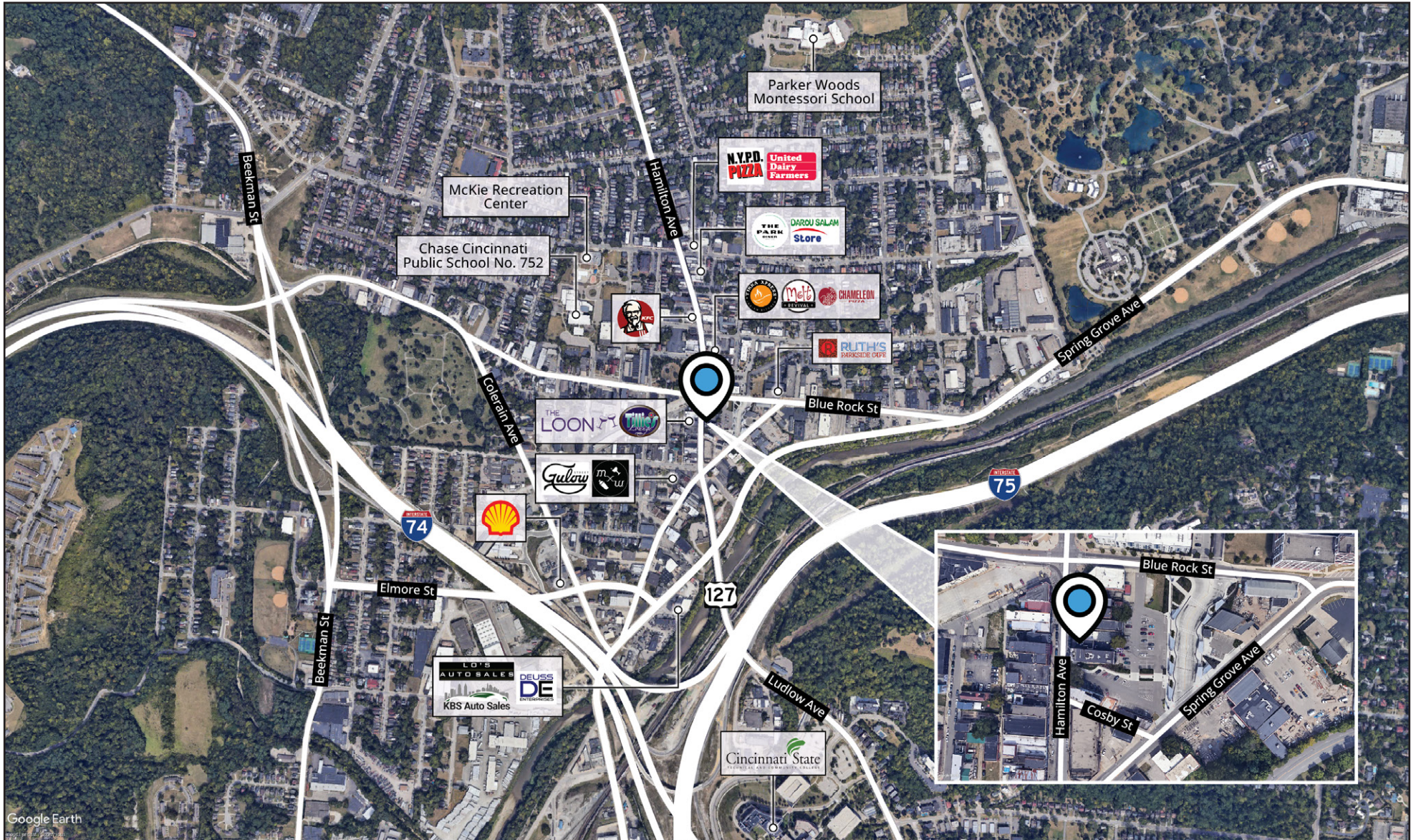
- Stabilized mixed-use investment offering immediate cash flow with upside through leasing and rent optimization
- Existing income in place with a rent-ready vacant unit, allowing a new owner to increase NOI shortly after acquisition
- Turnkey asset with no significant build-out required; property has been well maintained and is operationally ready
- Tenant responsible for base rent with partial expense reimbursements, reducing owner exposure to operating cost increases
- Attractive entry price with a strong in-place cap rate, well above current market averages for comparable assets



FLOOR PLAN



AREA MAP



Google Earth



4034 HAMILTON AVENUE, CINCINNATI, OH | 6

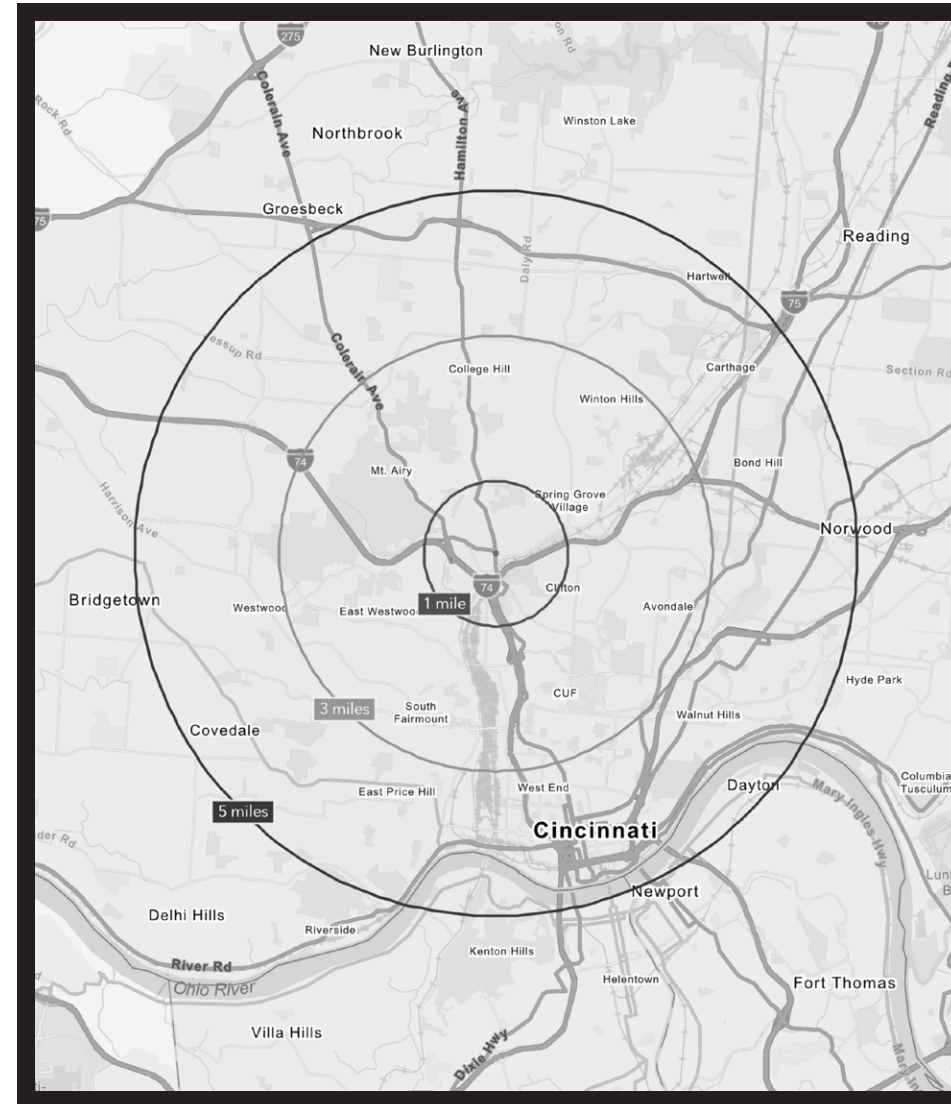
Information is believed to be true and accurate, but not guaranteed or warranted. Seller reserves the right to accept or reject any bid at any time, and the right to amend any term or procedure of the sale prior to its conclusion.

DEMOGRAPHICS & MARKET OVERVIEW



2025 Summary	1 Mile	3 Miles	5 Miles
Population	10,819	110,320	340,754
Households	5,260	45,480	146,874
Families	2,352	19,143	67,708
Average Household Size	2.03	2.21	2.20
Owner Occupied Housing Units	2,403	13,609	60,184
Renter Occupied Housing Units	2,857	31,871	86,690
Median Age	36.4	28.9	34.4
Median Household Income	\$60,386	\$43,759	\$54,997
Average Household Income	\$92,772	\$68,548	\$81,651

2030 Summary (Projected)	1 Mile	3 Miles	5 Miles
Population	10,917	111,257	344,580
Households	5,295	45,749	148,580
Families	2,338	18,883	67,121
Average Household Size	2.03	2.21	2.20
Owner Occupied Housing Units	2,495	14,145	62,015
Renter Occupied Housing Units	2,801	31,603	86,565
Median Age	37.8	29.1	35.6
Median Household Income	\$68,097	\$48,589	\$61,482
Average Household Income	\$102,864	\$76,592	\$92,517



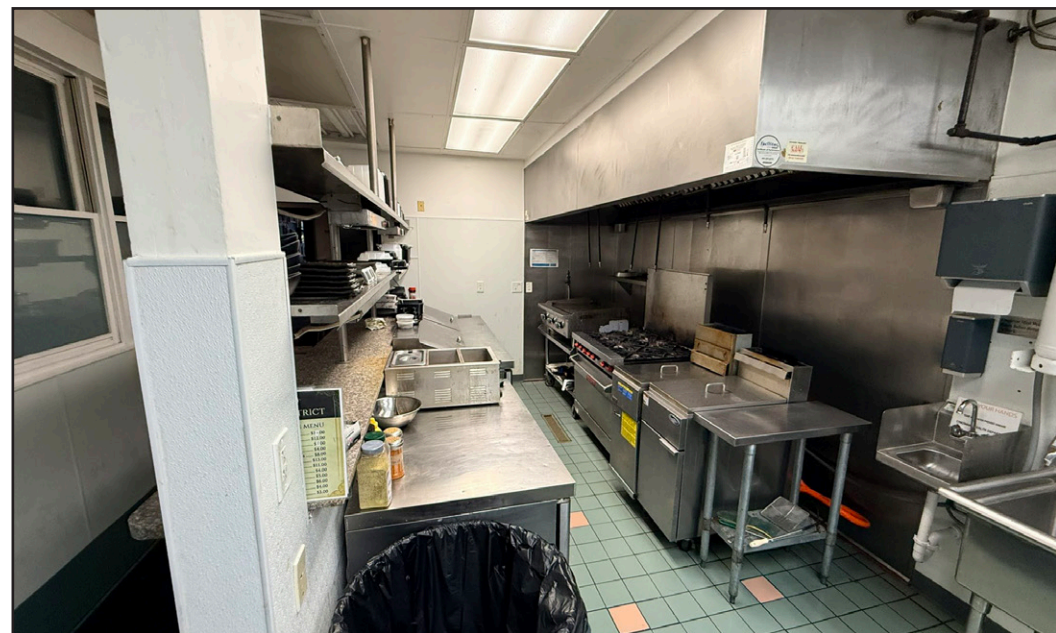
PROPERTY PHOTOS



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.





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