



9440 Main Street, Cincinnati, Ohio 45242

9417 Main Street, Cincinnati, OH 45242



Sue Best Price

eXp Realty

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(513) 368-9704



9440 Main Street, Cincinnati, Ohio 45242

\$1,200,000

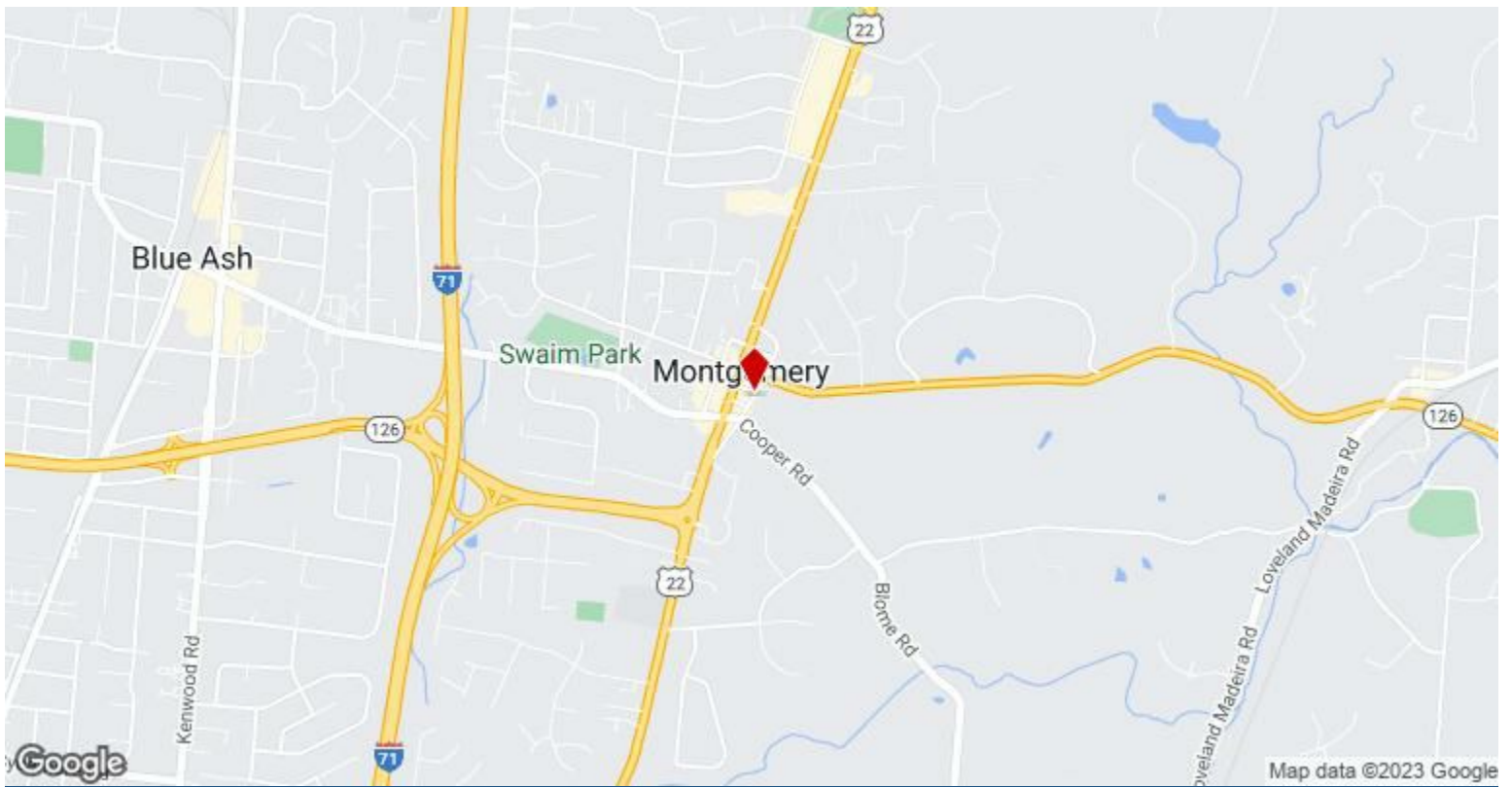
Perfect for small business/restaurant/retail with excellent visibility. Or Tear down for multi use building. Situated in close proximity to Loveland, Montgomery and Indiana Hill clientele. Includes main building, formerly Corner Cafe and Antique Peddler - with multiple large open areas, workshop, office and removable sectional walls. A second building, not included on Auditors site, currently on MTM @\$950. Large garage with electricity and plumbed plus over flow parking lot on separate parcel.

Potential egress to Glendale Milford Road to increase access...

- Perfect for small business/restaurant/retail with excellent visibility.
- Easy Access for Loveland, Montgomery and Indiana Hill clientele.
- Highly recognized building
- Square Footage of Second Building not included in Main Description



Price:	\$1,200,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.42 AC
Gross Leasable Area:	6,115 SF
No. Stories:	1
Year Built:	1905
Tenancy:	Multiple
Parking Ratio:	6.68/1,000 SF
Zoning Description:	E
APN / Parcel ID:	620-0241-0043
Walk Score ®:	70 (Very Walkable)



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Property Photos



Overflow Parking



Garage

Property Photos

Dusty Rhodes, Hamilton County Auditor

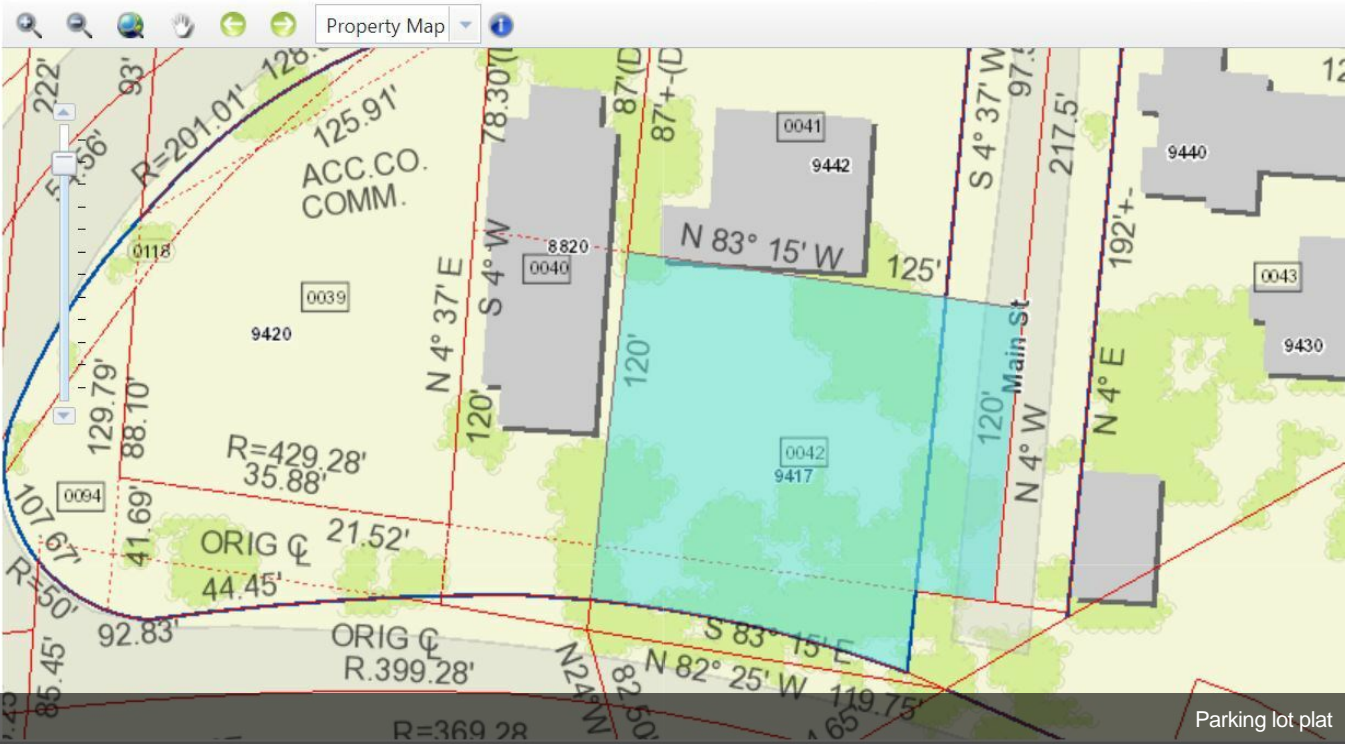
Property Report

Parcel ID
620-0241-0042-00

Address
9417 MAIN ST

Index Order
Parcel Number

Tax Year
2021 Payable 2022

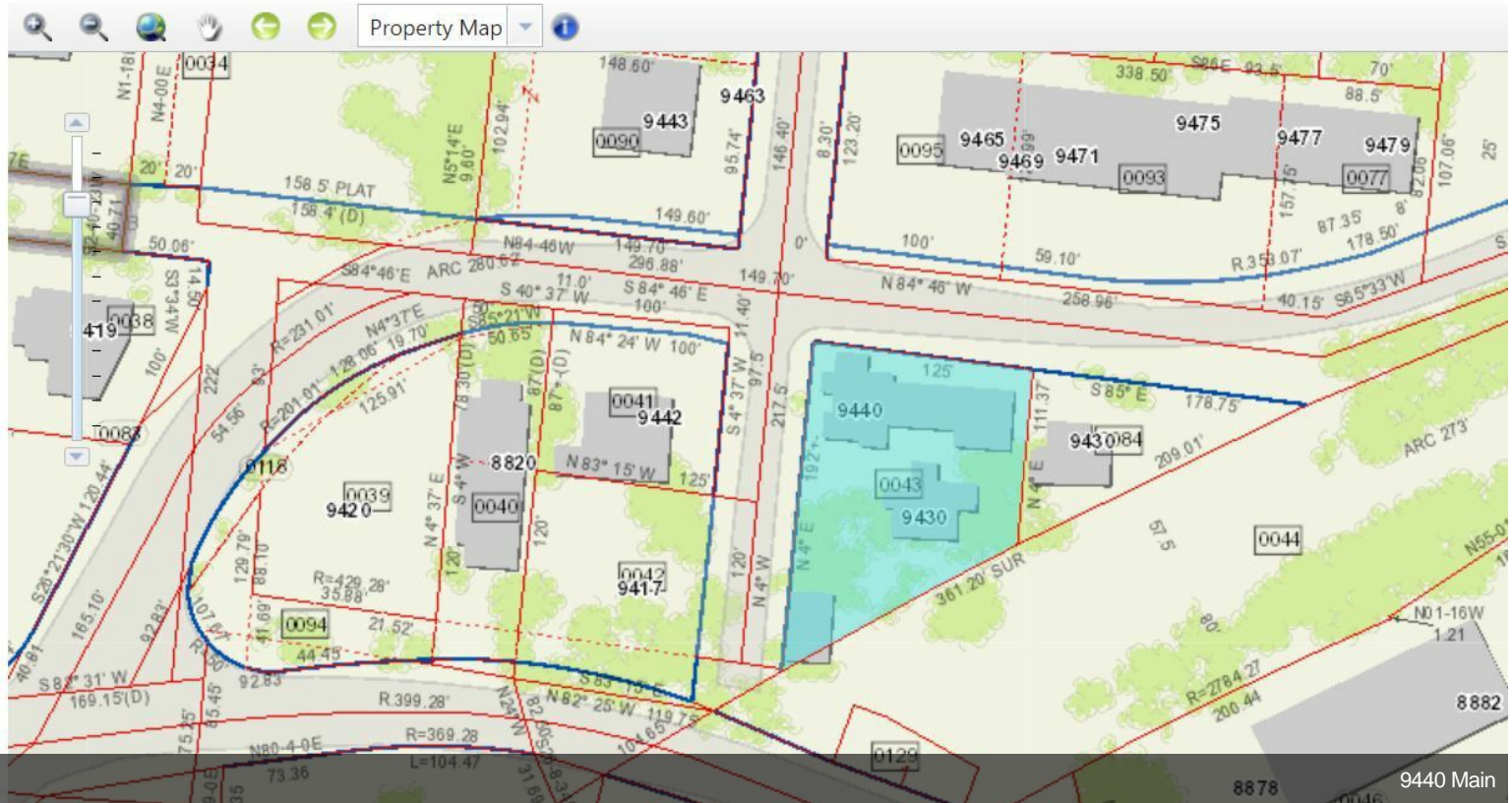


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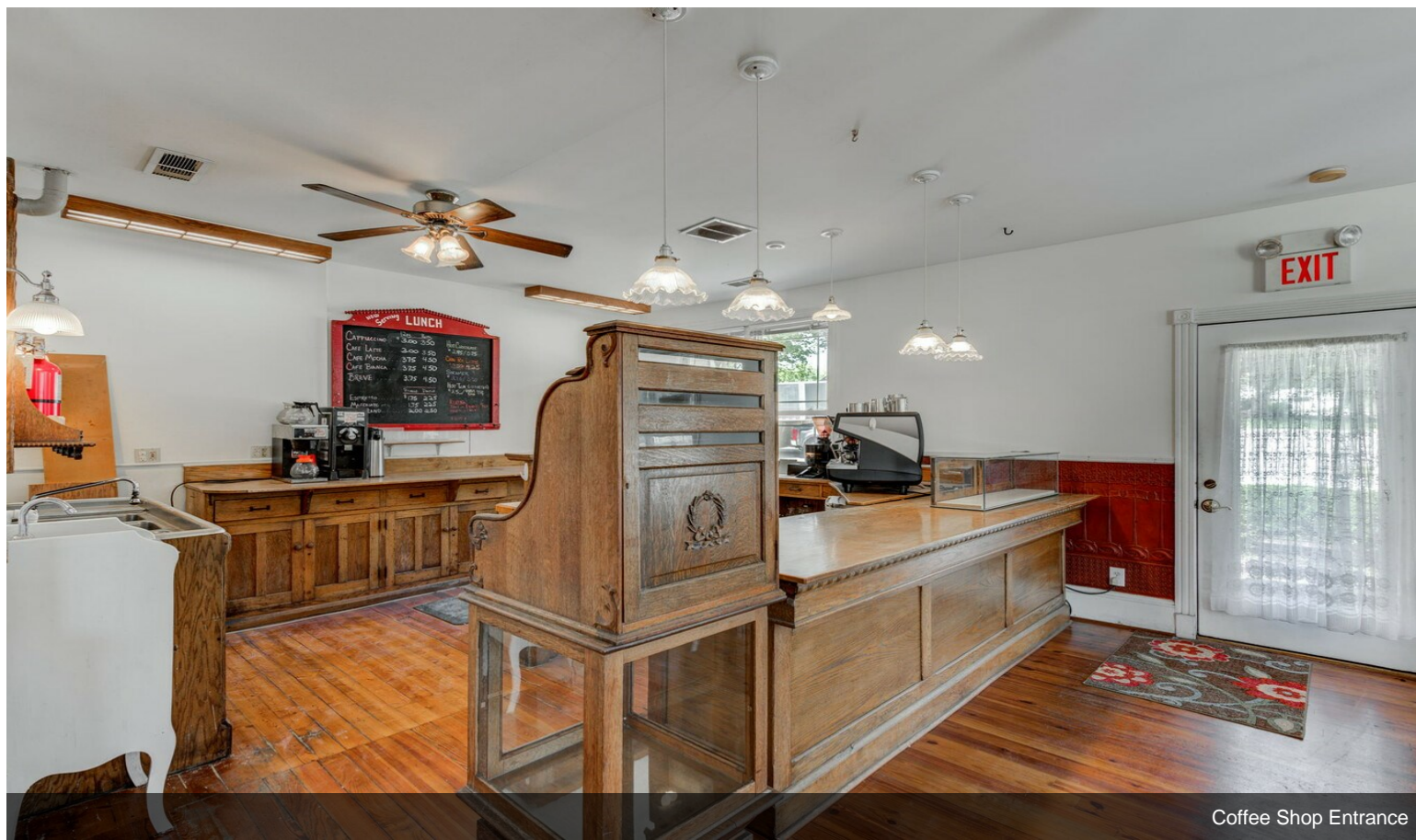
Address
9430 MAIN ST

Index Order
Parcel Number

Tax Year
2021 Payable 2022



Property Photos

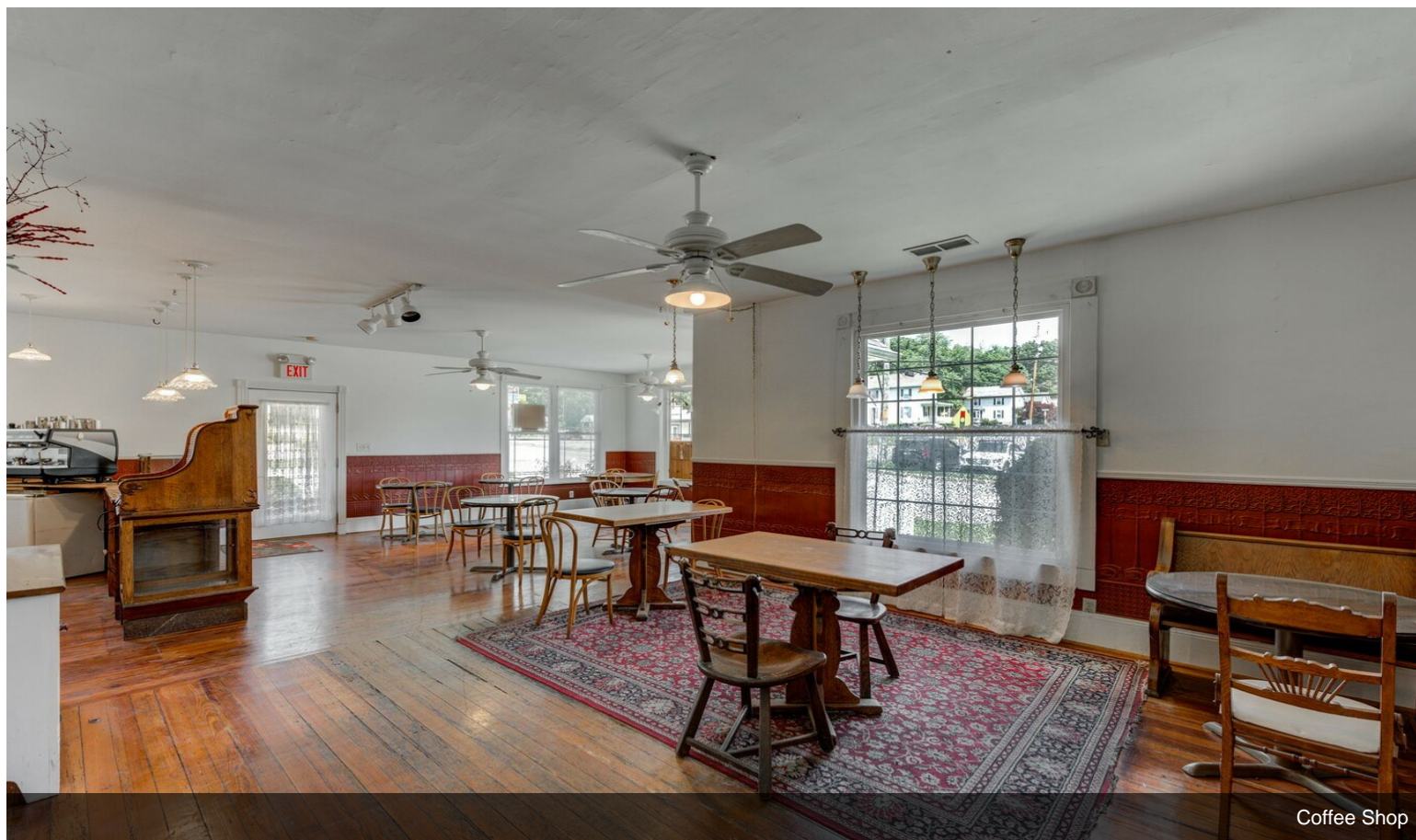


Coffee Shop Entrance

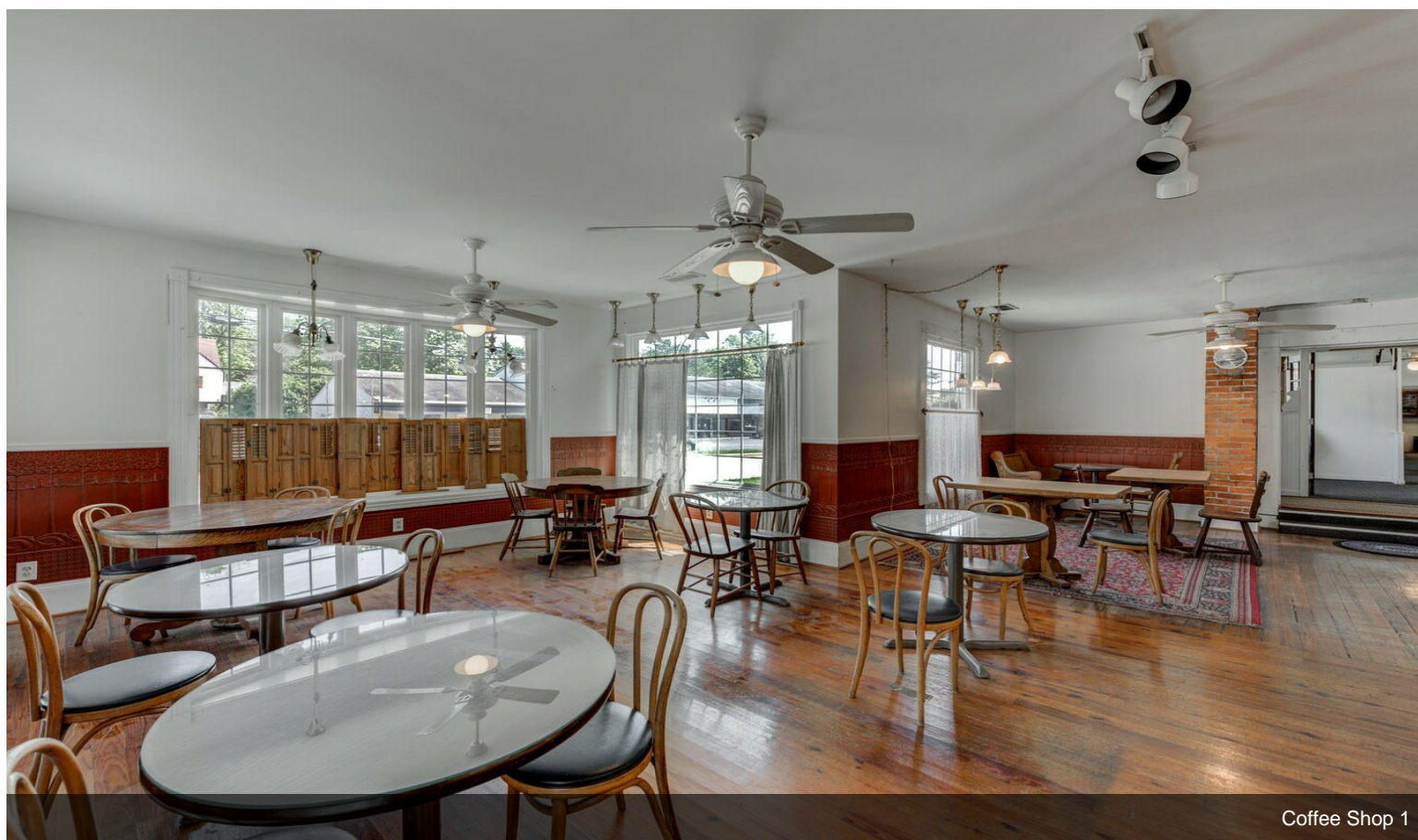


Serving Area

Property Photos



Coffee Shop



Coffee Shop 1

Property Photos

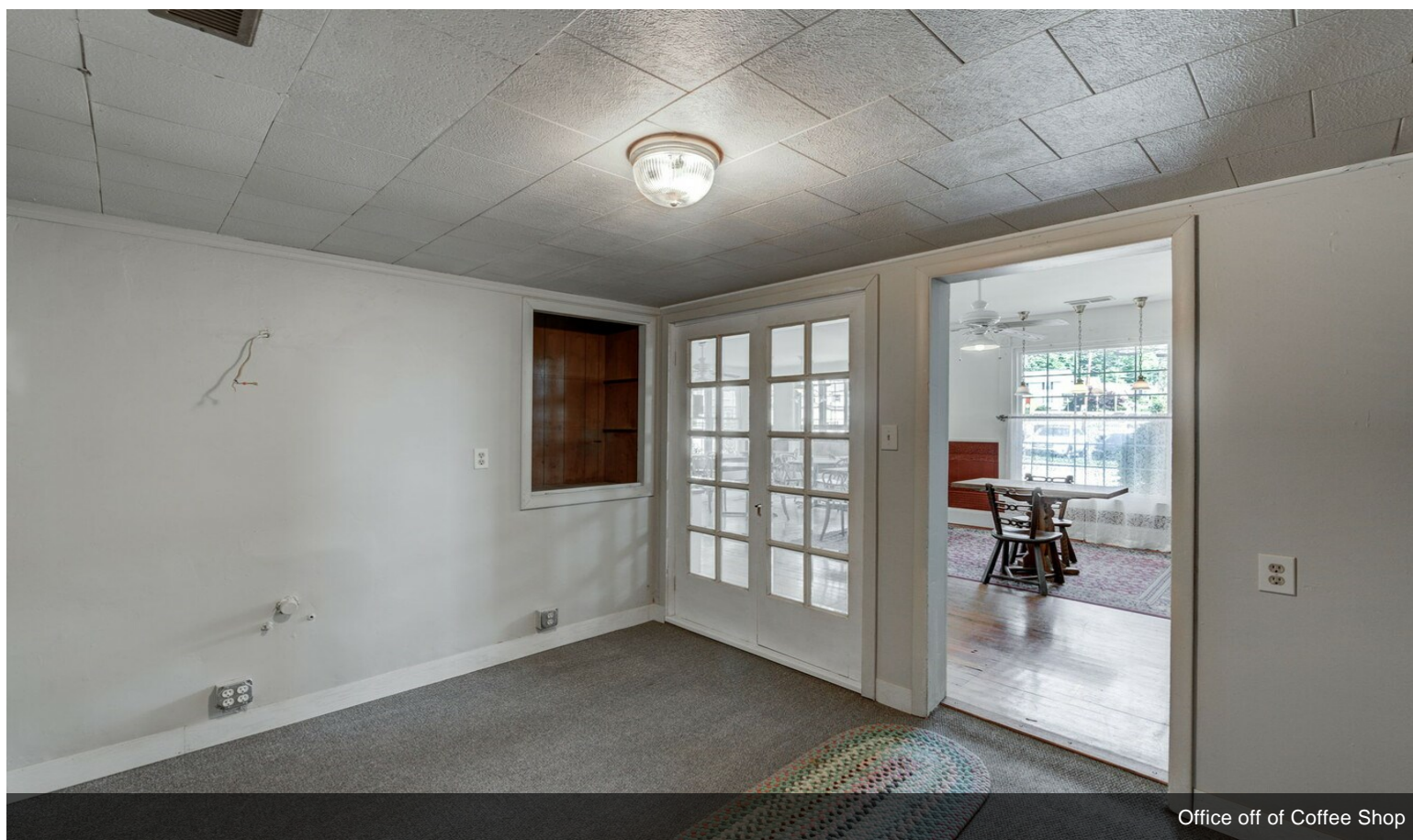


Coffee Shop 2



Small office off Coffee Shop

Property Photos



Property Photos



Entrance to Store 1



Store 1

Property Photos



Store 2



Store 3

Property Photos



Store 4



Space between Shop and Store

Property Photos



Space between Shop and Store 1

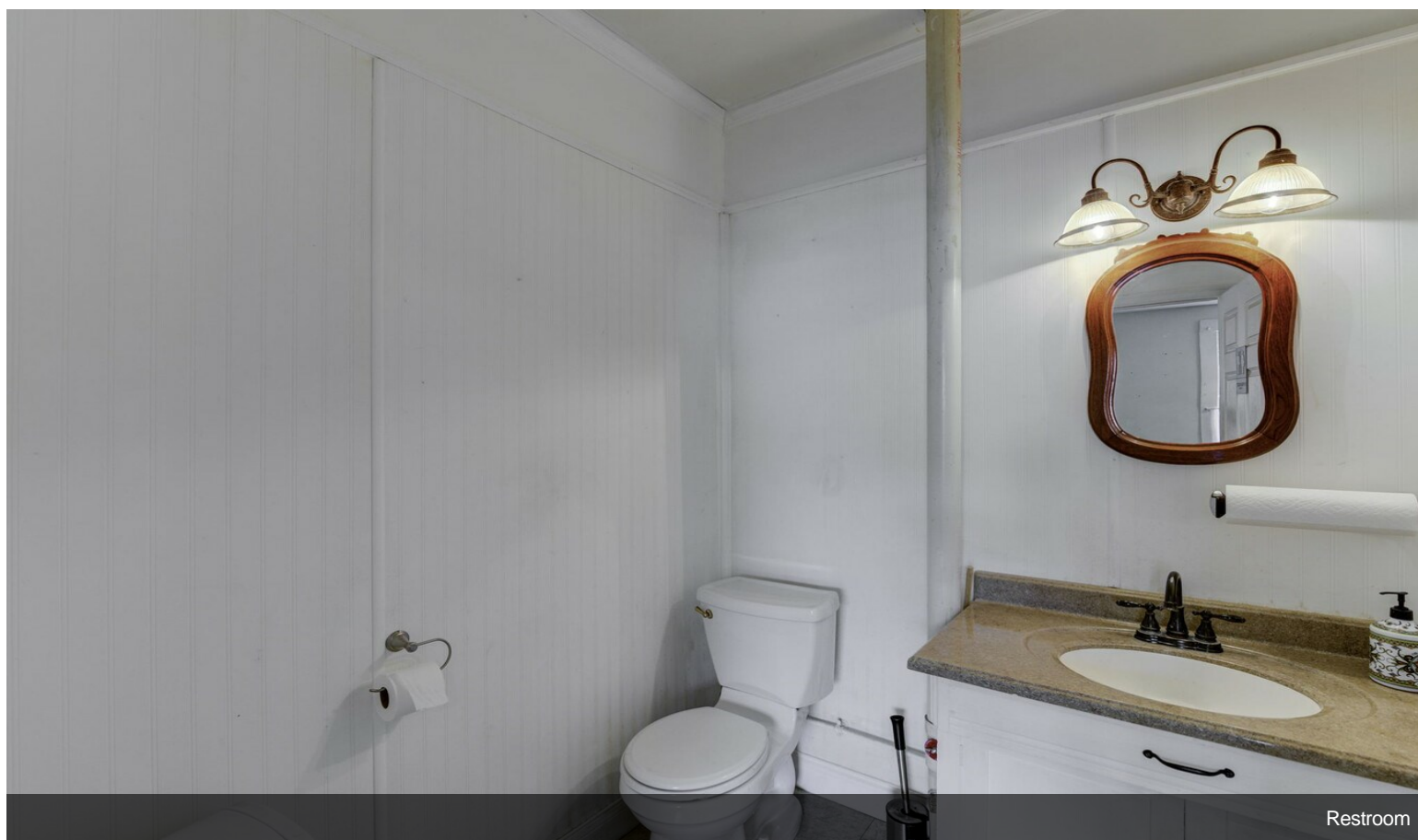


Space between Shop and Store 3

Property Photos



Workshop can be used for service

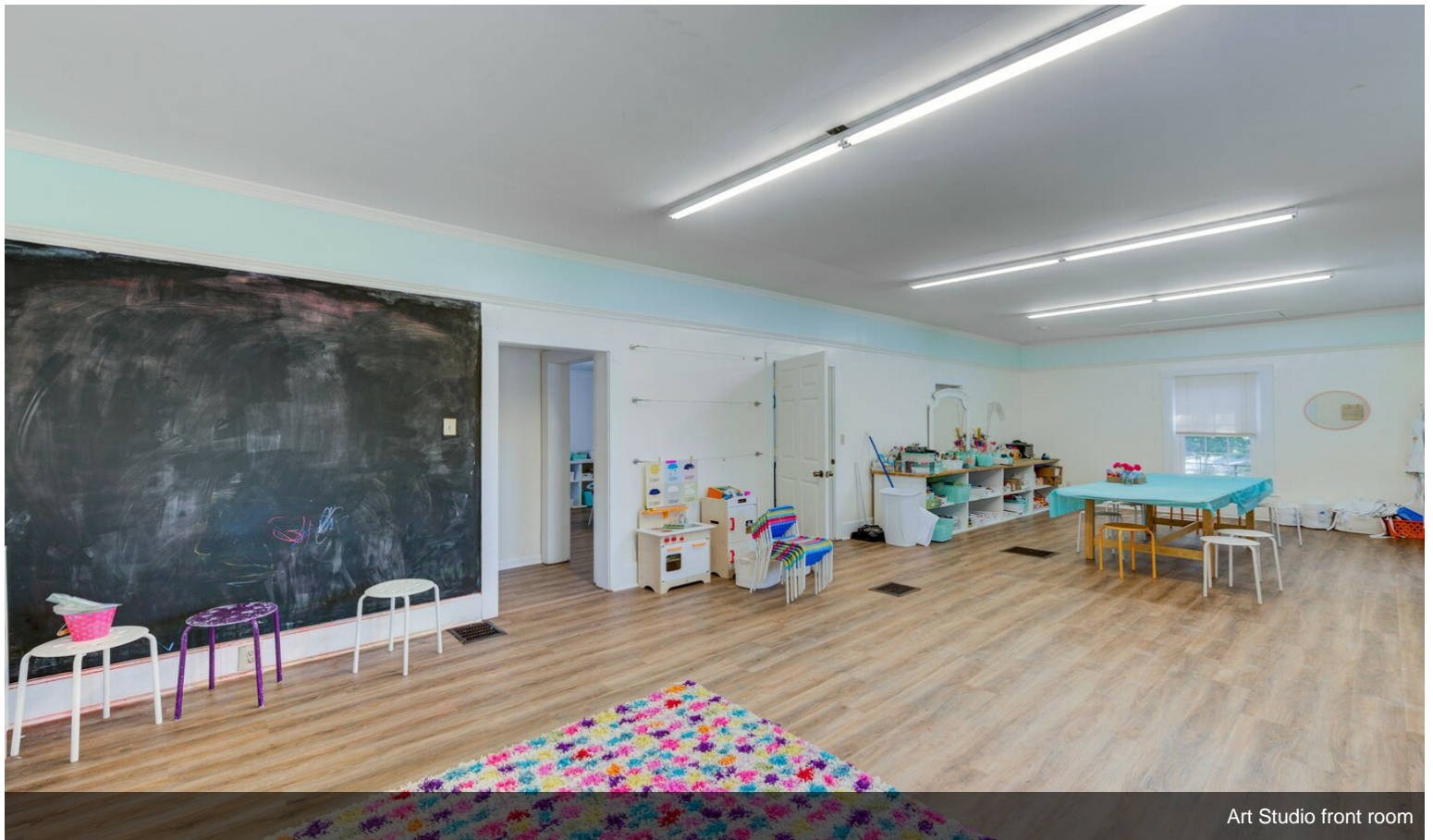


Restroom

Property Photos

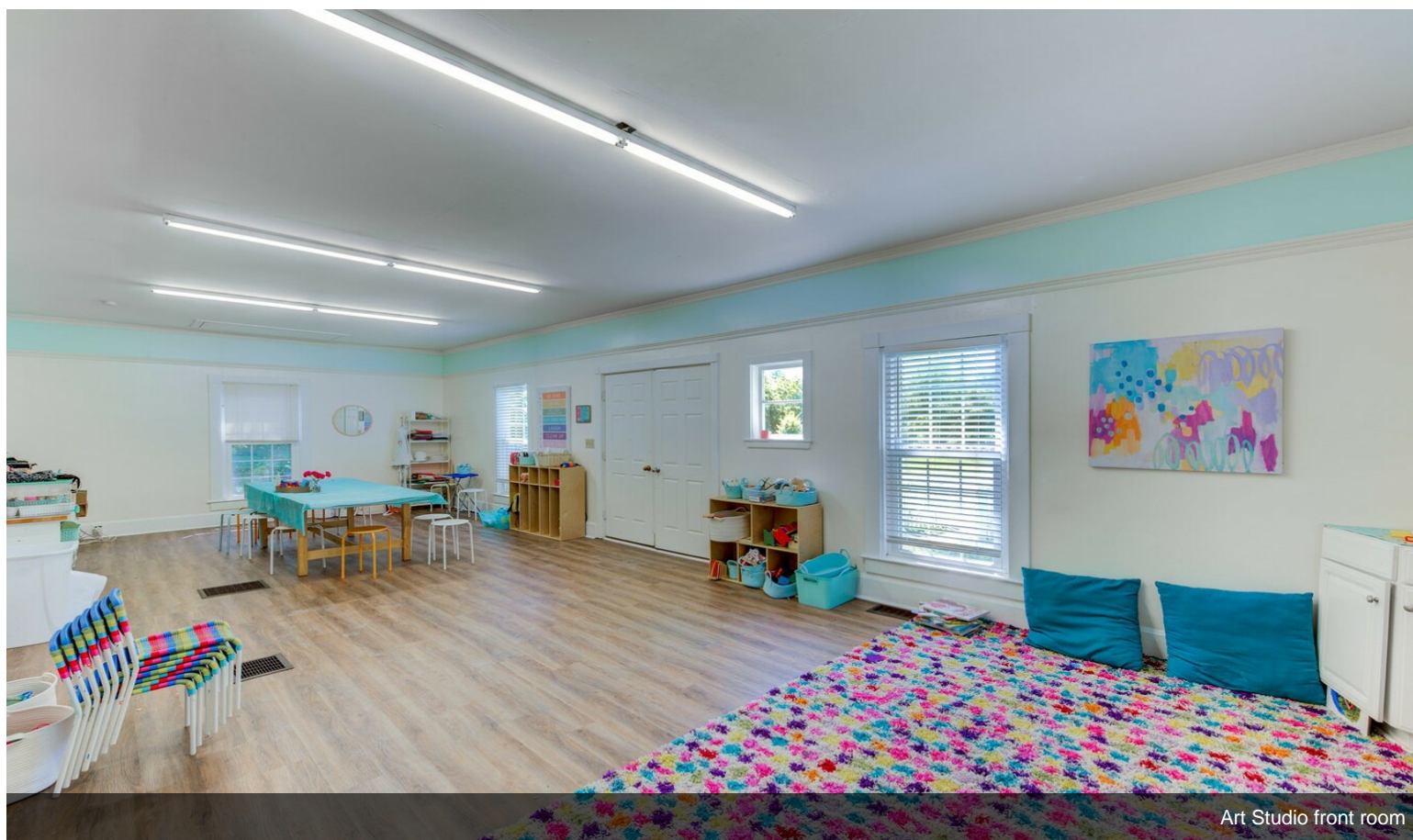


Restroom 1

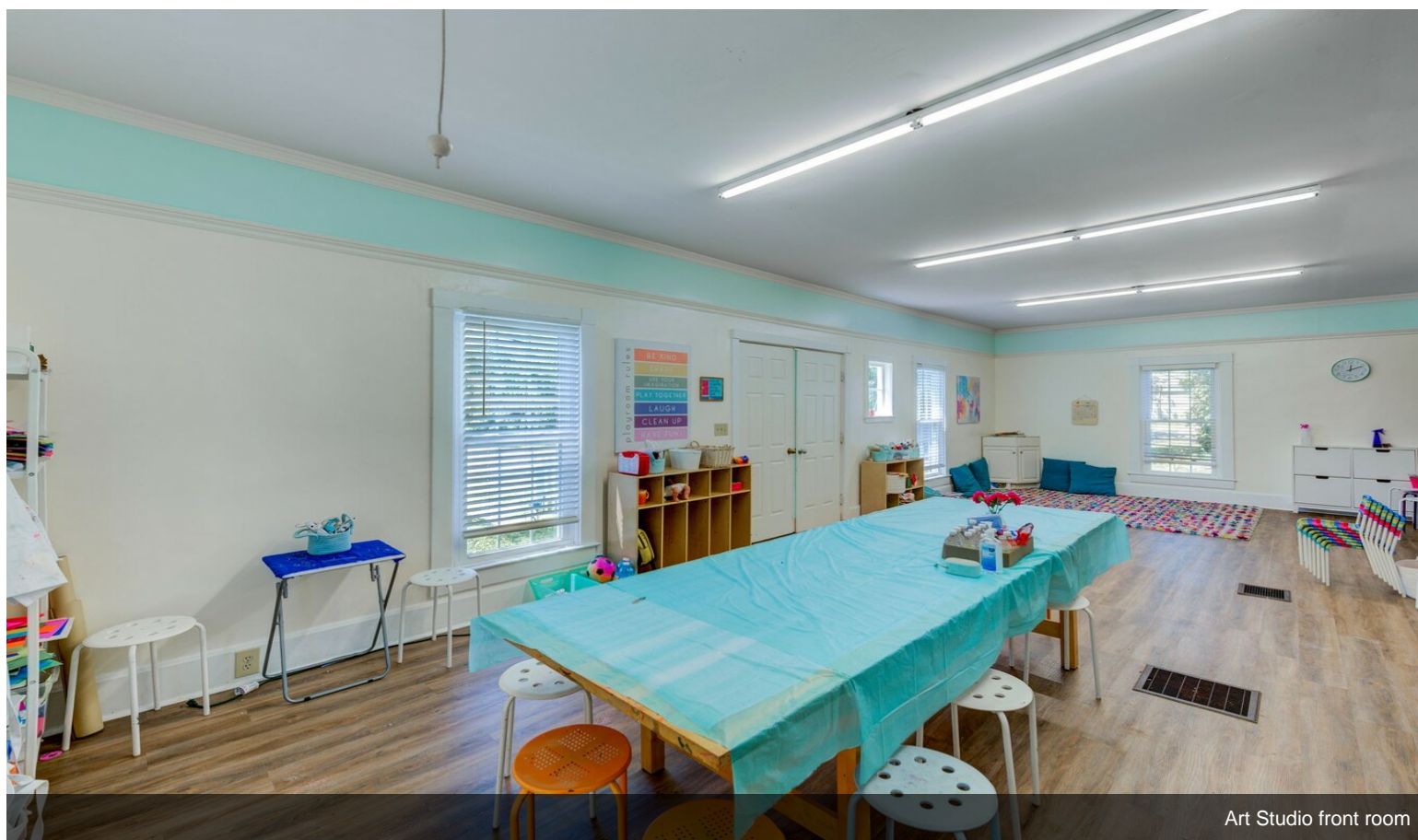


Art Studio front room

Property Photos

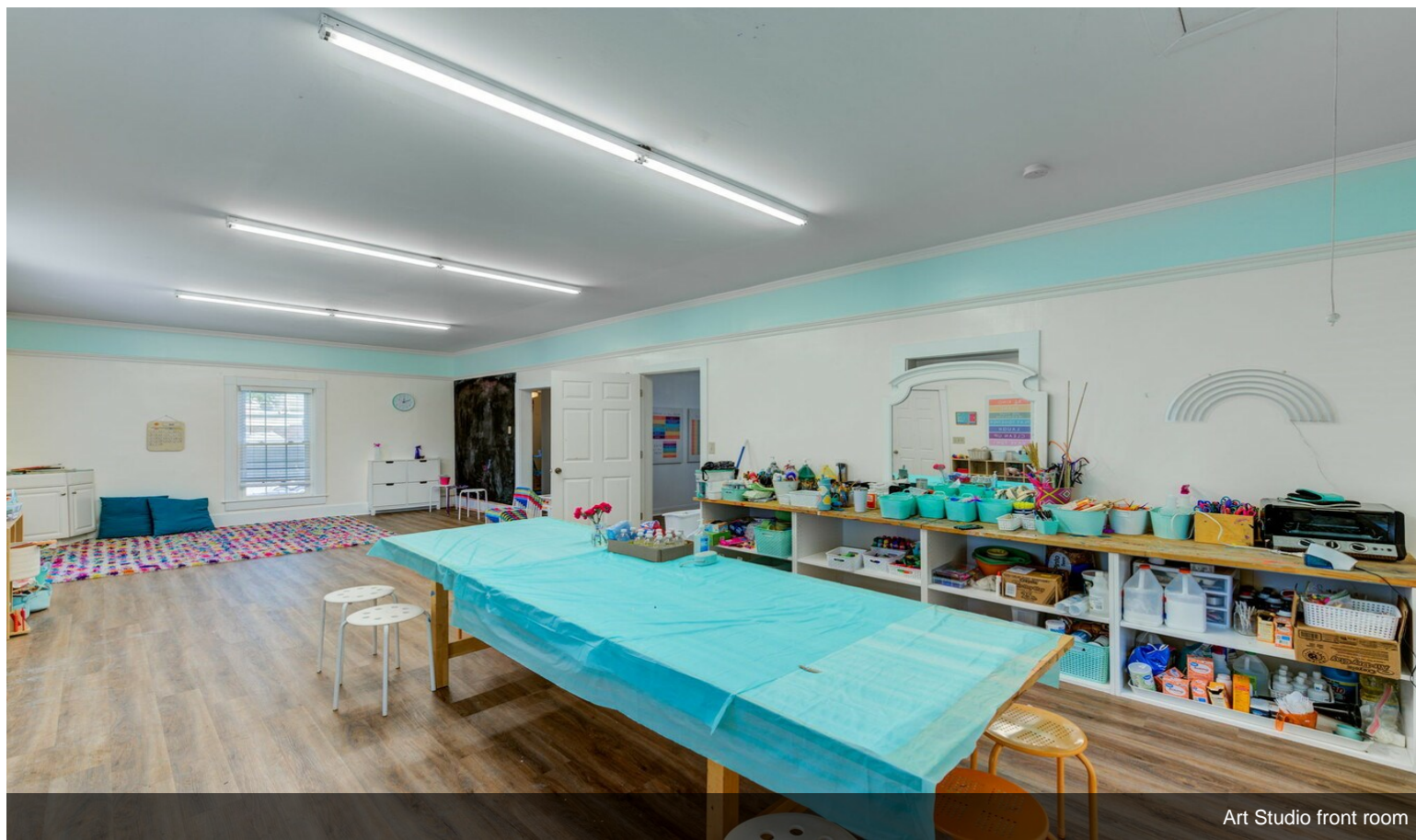


Art Studio front room

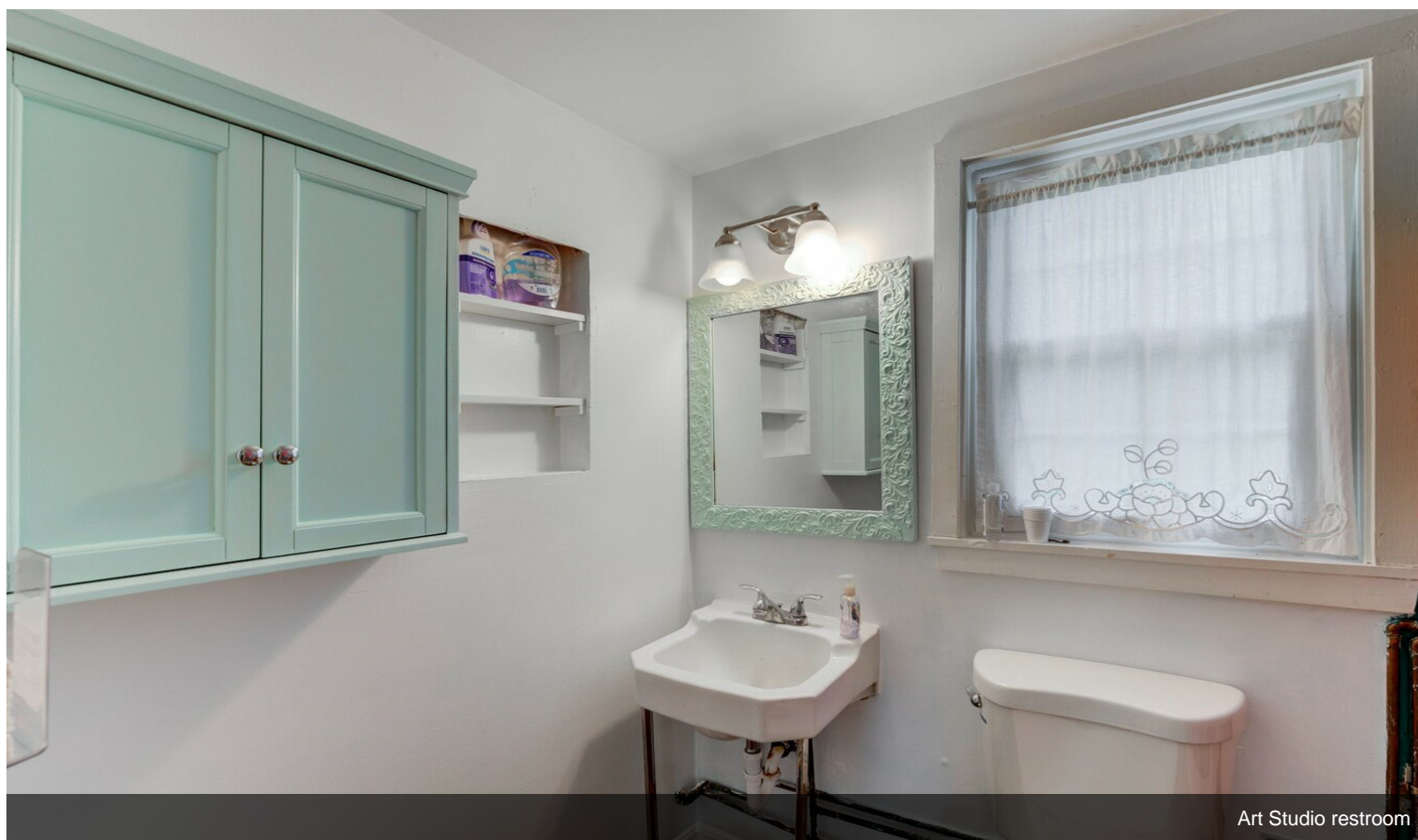


Art Studio front room

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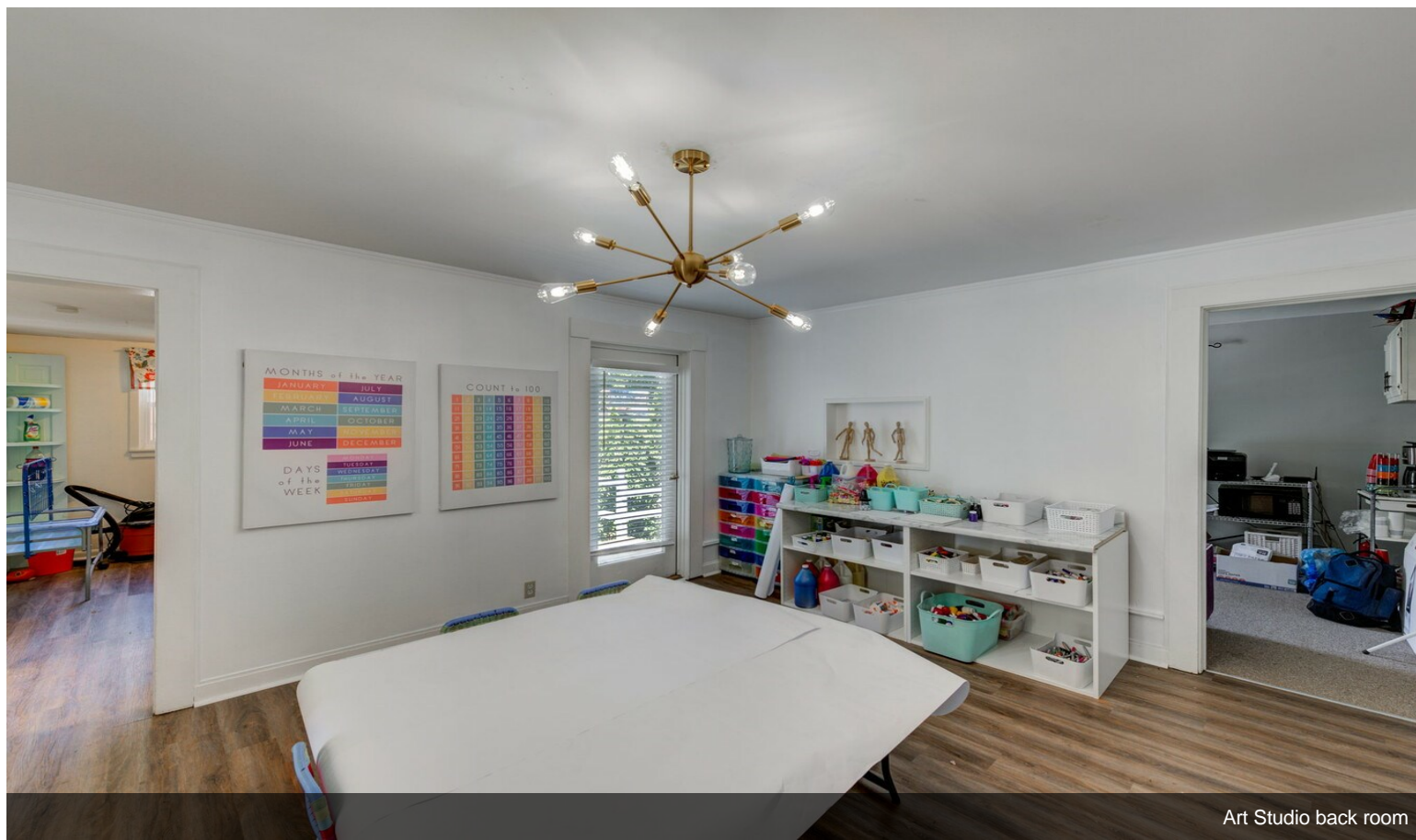


Art Studio front room

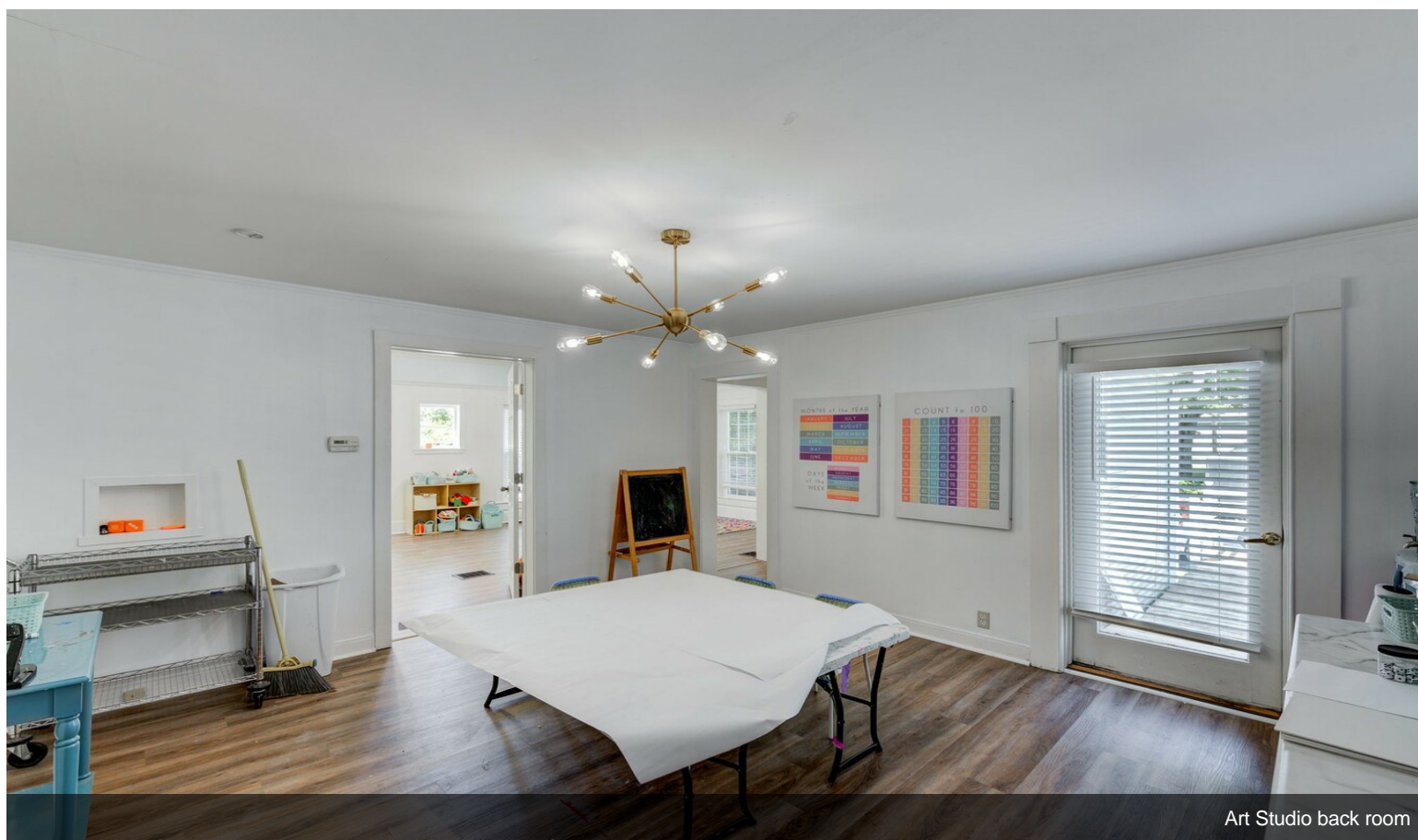


Art Studio restroom

Property Photos

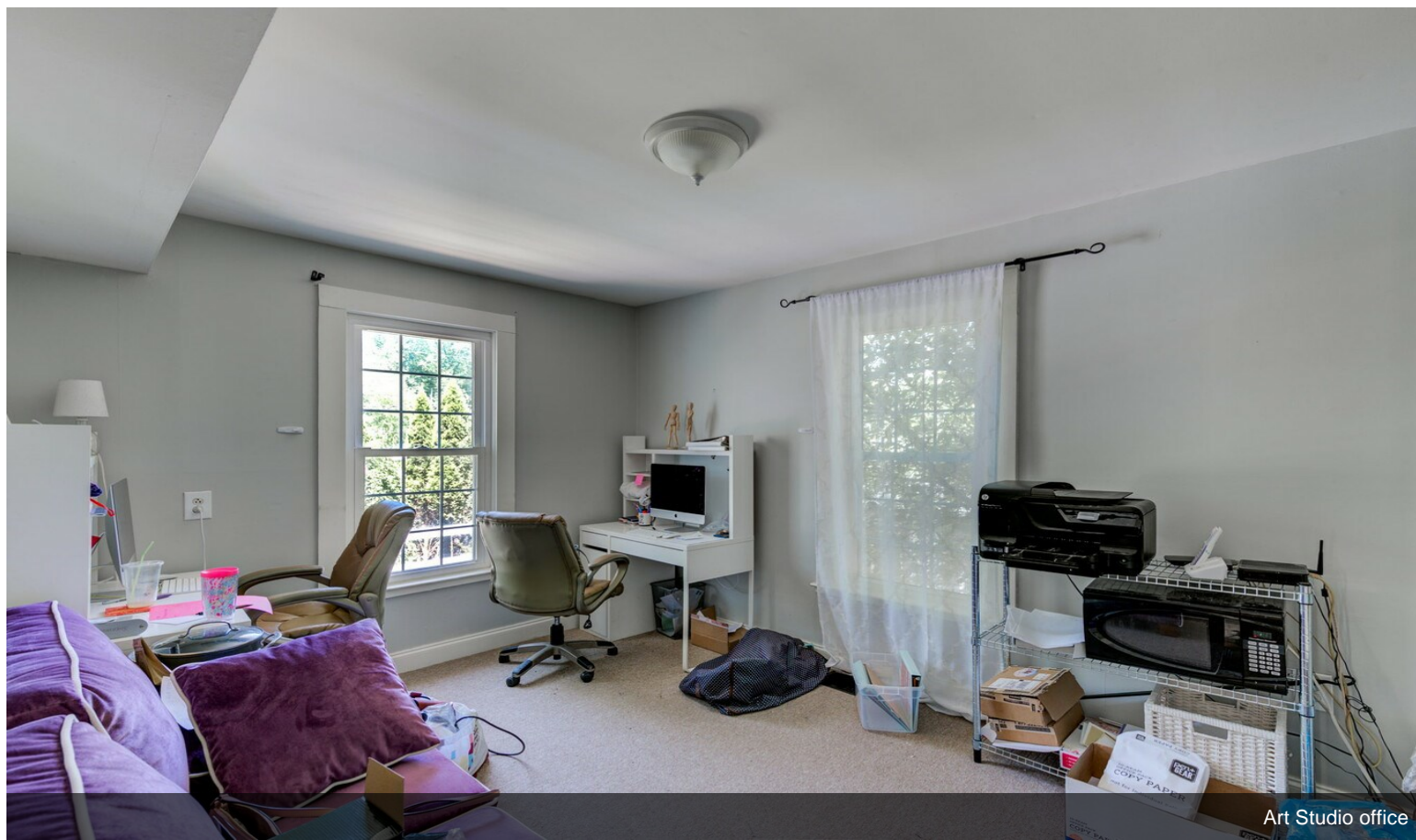


Art Studio back room



Art Studio back room

Property Photos



Art Studio office



Coffee Shop Courtyard

Property Photos



Covered entrance to Store



Covered entrance to Store