



FOR SALE | \$399,000

301 Dorchester Ave, Cincinnati, OH 45219

Fully renovated live/work studio





PROPERTY FEATURES

2,624 SF office/studio, fully renovated in 2017/2018 including:

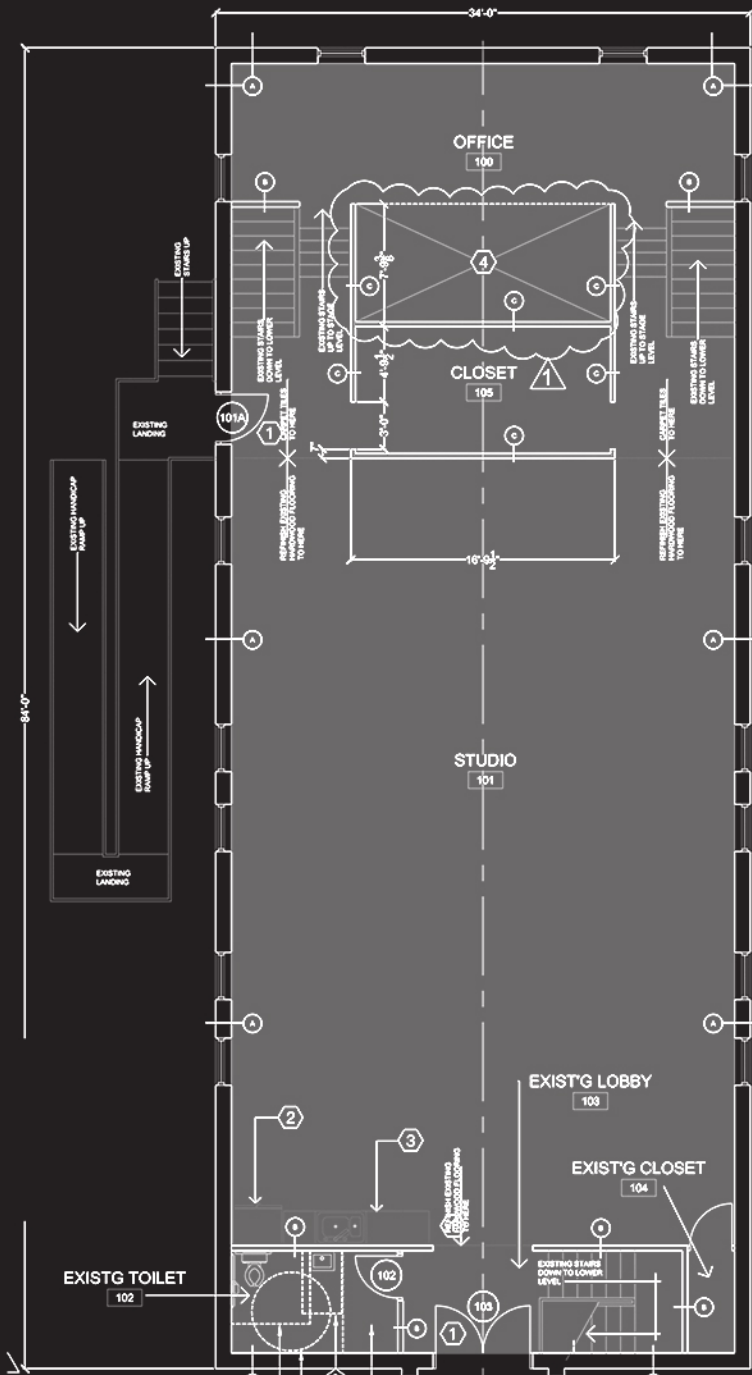
- New Roof
- All new ductwork (new Tempstar AC in 2023)
- Updated electrical w/200 amp panel

Parking lot included

ADA accessible

Full Basement





FLOOR PLAN

Property Improvements:

Entry, Exterior & Structural Enhancements

- 2017 - Redesigned front entrance
- 2017 - Upgraded entryway lighting and fully replaced ceiling
- 2017 - New exterior lighting installed for safety and visibility
- 2023 - ADA-compliant accessibility ramp
- 2018 - Roof, parking lot, and retaining wall

Interior Finishes & Modernization

- 2017 - All windows replaced with commercial-grade units
- 2017 - Installed roller-style window shades for privacy and light control
- 2017 - Interior fully sealed and re-plastered
- 2017 - Ceilings throughout repaired, refinished
- 2017 - All ceiling can lights replaced with modern fixtures
- 2017 - Updated electrical infrastructure throughout with 200 amp panel
- 2017 - Hardwired security camera system installed for full property coverage
- 2017 - All interior doors replaced
- 2017 - Custom aluminum trim work includes: Baseboards, Floor grills
- 2017 - Fully ADA-accessible bathroom layout and fixtures
- 2017 - Updated finishes
- 2017 - Stainless steel and modern cabinetry in kitchenette
- 2017 - Original hardwood floors fully refinished

Basement

- 2017 - Former office converted into dedicated storage
- 2017 - Glass block windows with vents installed
- 2017 - Glass block archway



CONTACT

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