

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

2119 Central Ave

Middletown, OH 45044

8
Monroe Street
CINCINNATI
SCHOOL
of MUSIC
CincinnatiSchoolofMusic.com
513-560-9175

Exclusively Represented By:

Rodney Muterspaw
513-320-6410
rmuterspaw@bhhspro.com

OFFICE SPACE FOR SALE



Property Description

Incredible investment opportunity in Middletown. Retail/Residential, a 5,277 SQF multi-tenant free standing building with three apartments and a successful private music studio. Each tenant has one year lease. Common laundry in the basement. Location is in walking distance to restaurants and downtown. Full appraisal was completed this year and available. Electrical upgrades occurred in 2023. Zoned as 429-C (Other Retail structures). Perfect for the Dayton/Cincinnati market. Leases/rent amounts available upon request.

Offering Summary

Sale Price:	\$365,000
Lot Size:	0.16 Acres
Building Size:	5,277 SF

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Additional Photos



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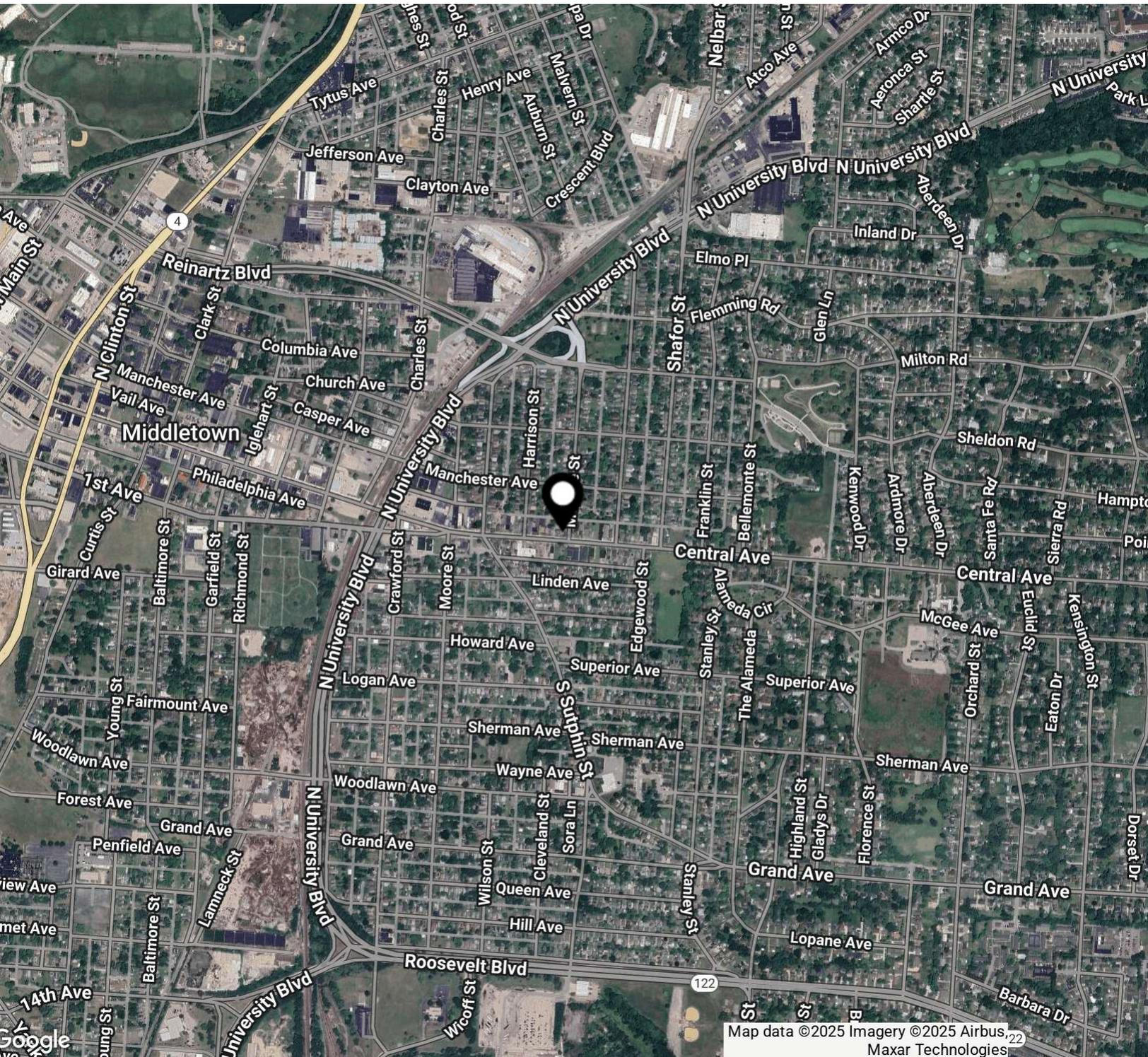
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Location Map



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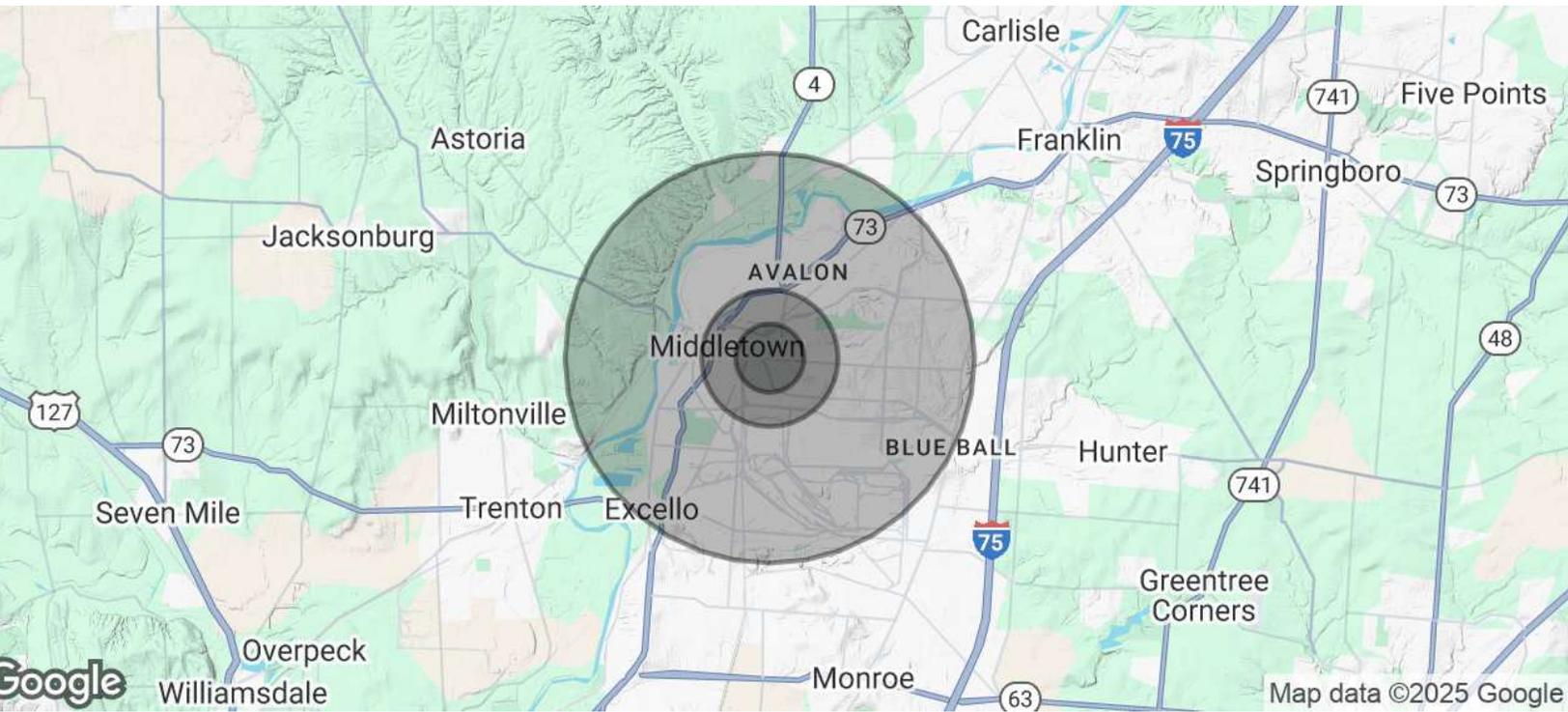
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Demographics Map & Report



Population	0.5 Miles	1 Mile	3 Miles
Total Population	4,676	13,207	49,343
Average Age	36	38	40
Average Age (Male)	35	37	39
Average Age (Female)	37	39	41

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	1,826	5,382	20,636
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$58,565	\$60,021	\$66,727
Average House Value	\$124,909	\$191,658	\$176,973

Demographics data derived from AlphaMap

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