

FOR SALE

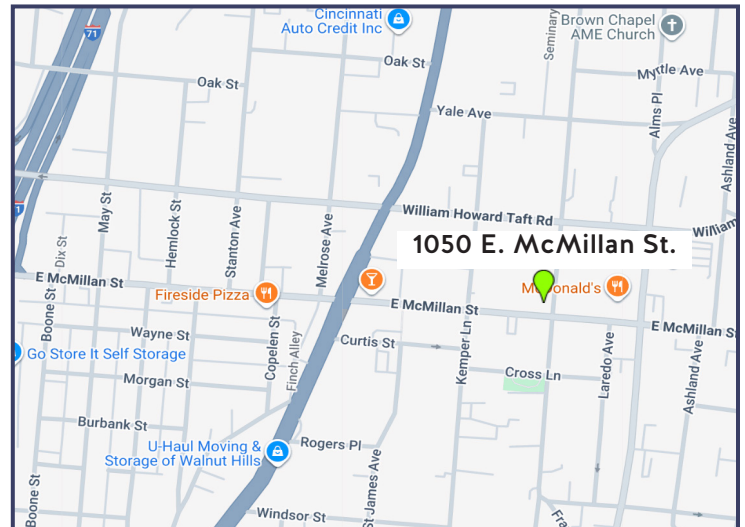
1050 East McMillan Avenue Walnut Hills 45206



7,000+ SF Office & Studio Space

PROPERTY HIGHLIGHTS:

- Professional Photography Studio with :
 - 3,000 sq ft Commercial Studio
 - 2,000 sq ft Portrait Studio
 - 2,000 sq ft of Office/Flex Space with opportunity for street level store front
- Commercial Studio Space has 15 ft ceilings and rollback door
- Available Utilities: Gas, Electric, Water, Sewer
- 9 Off Street Parking Spaces
- Zoned T-5



ERICK BLENK 513.218.3287
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Street View - From Park Avenue



Street View - From East McMillan Steet

THE BLENK TEAM WITH COMEY & SHEPHERD REALTORS | COMEY & SHEPHERD COMMERCIAL REAL ESTATE
2716 OBSERVATORY AVENUE | CINCINNATI OH 45208 | 513.496.3129

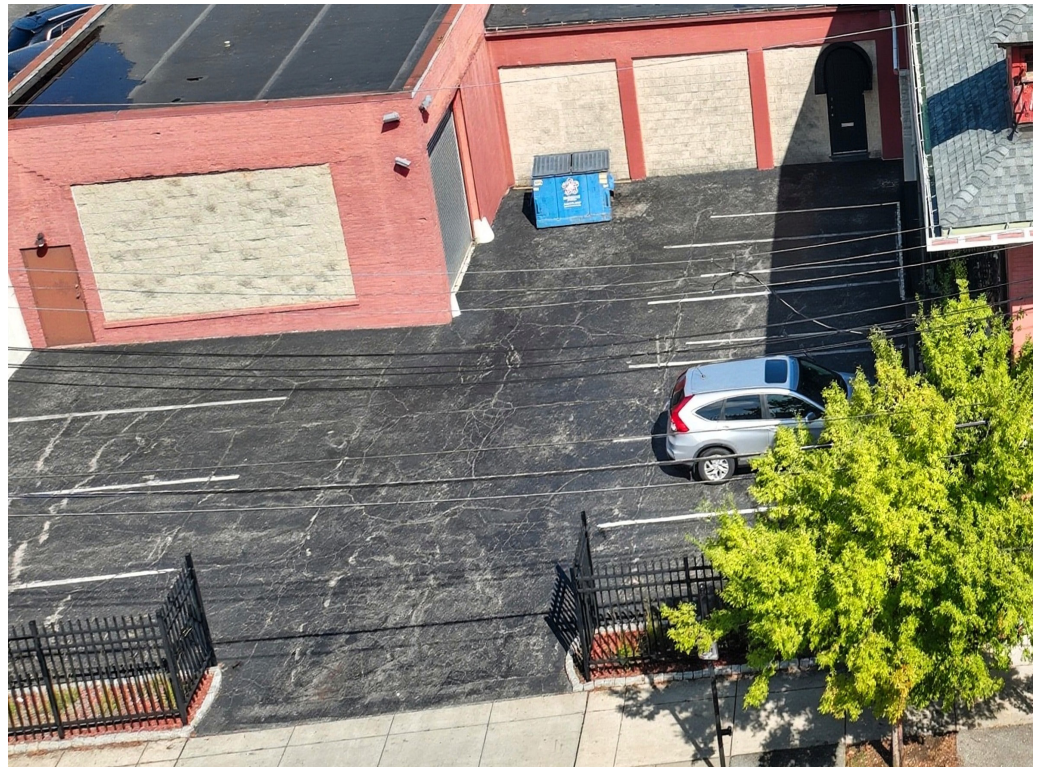
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**NEW ROOF
2023**

**9 OFF STREET
PARKING SPACES**



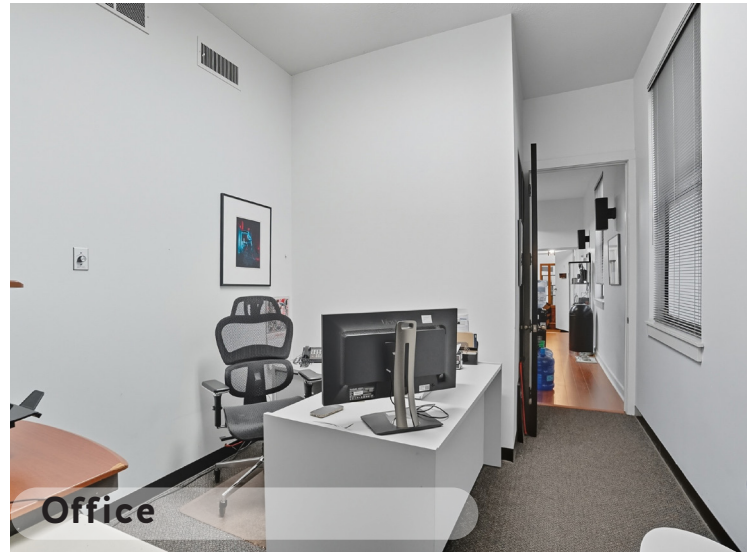
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Office/Store Front



Office



Meeting Room



Dressing Room



Office/Flex Space



Hospitality/Kitchen

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Lounge



Commercial Studio



Commercial Studio



Dressing Room



Portrait Studio



Office

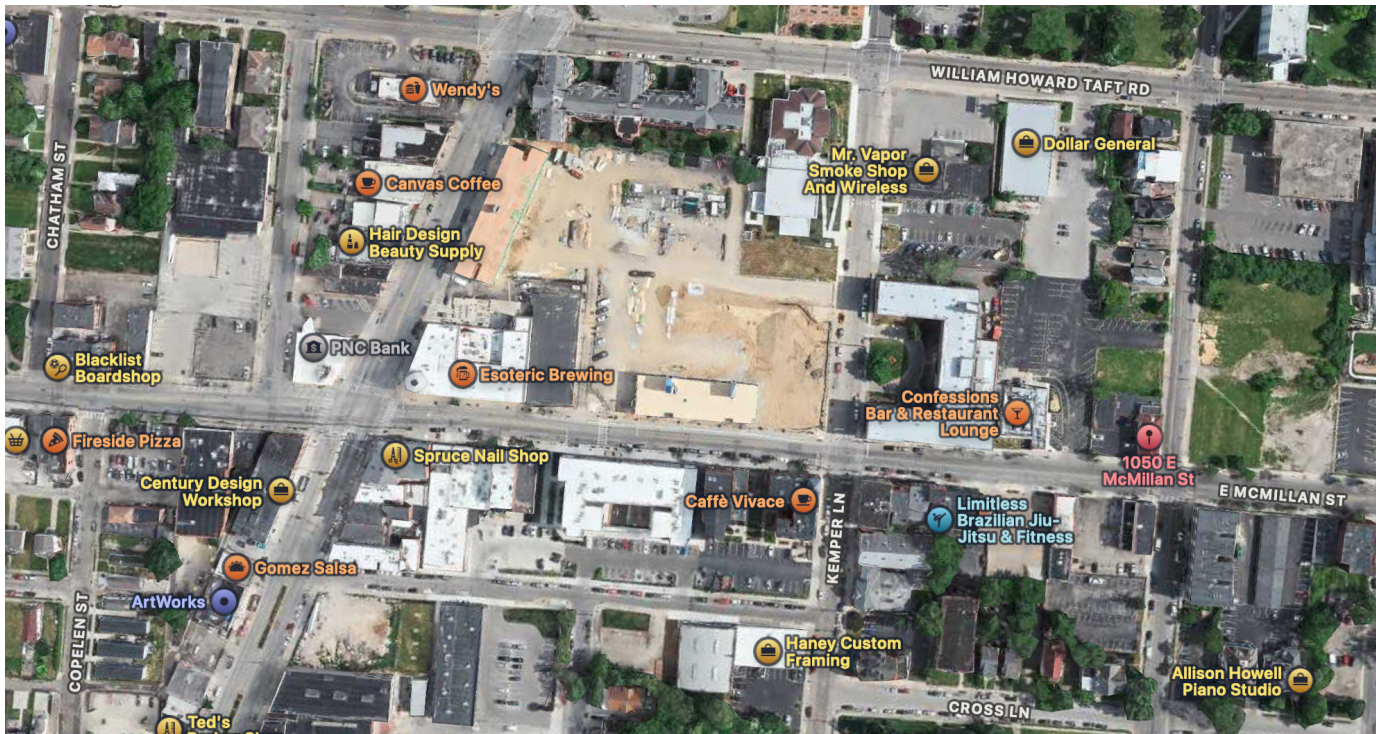
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NEIGHBORHOOD MAP



DEMOGRAPHIC INFORMATION

POPULATION

	1 MILE	3 MILE	5 MILE
Total Population	14,066	150,066	305,558
Median Age	38	36	37
Median Age (Male)	37	36	37
Median Age (Female)	39	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILE	5 MILE
Total Households	7,847	69,990	140,920
Number of People Per Household	1.9	2.2	2.1
Average Household Income	\$80,277	\$97,097	\$90,204
Average Household Value	\$345,408	\$383,240	\$345,408

Information obtained from publically available sources & believed to be accurate at time of publication

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FLOOR PLAN & ROOM DIMENSIONS

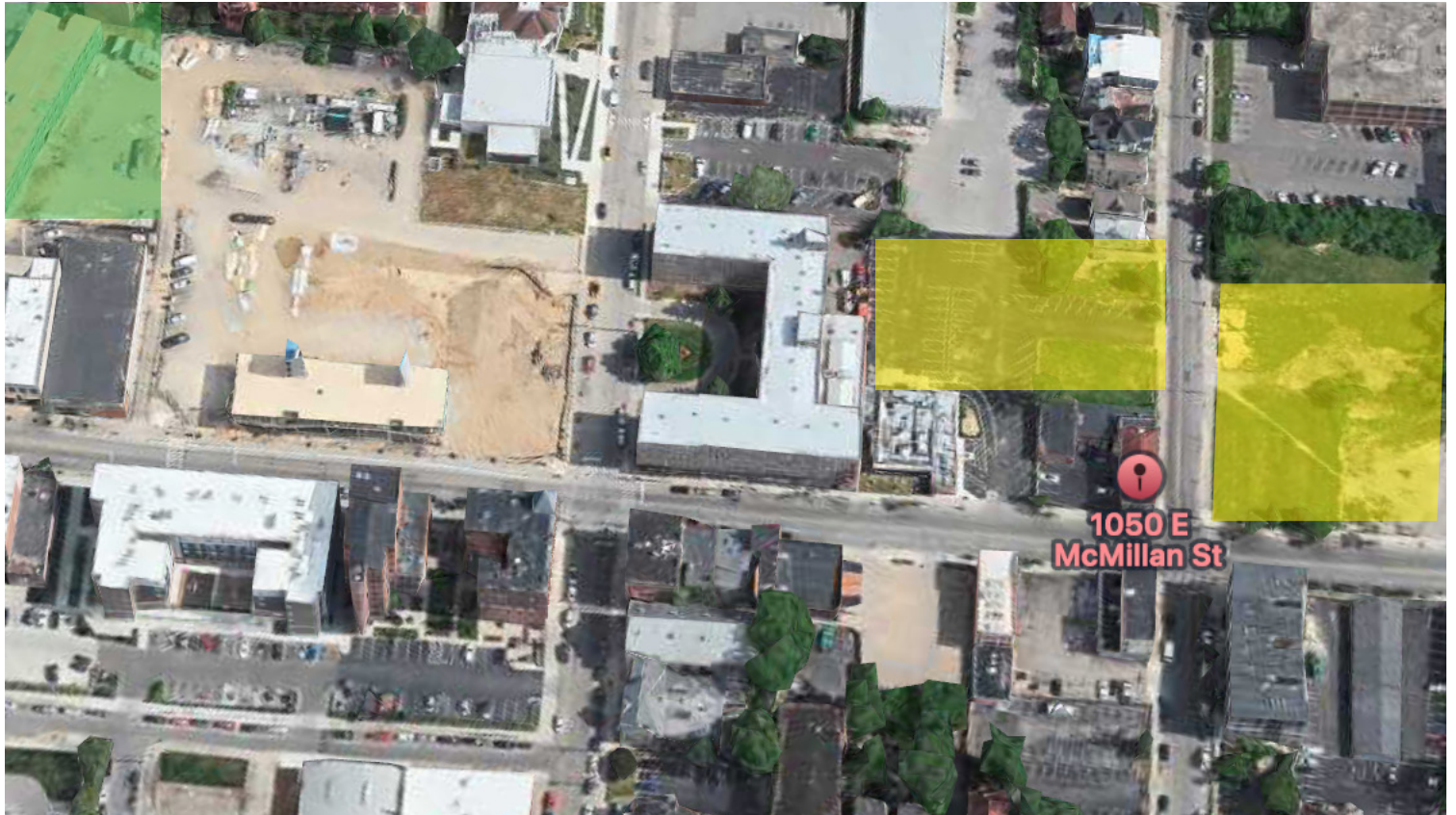


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Nearby Residential Development



PEEBLES APARTMENTS

1 Building
4 Stories
42 Units
Completed - August 2024

GATEWAY LOFTS/PARK AVENUE SQUARE

1 Building
5 Stories
205 Units
Planned - Fall 2026

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Additional Information:

YEAR BUILT:

1912 - OFFICE BUILDING

UPDATES:

ELECTRICAL

- KNOB AND TUBE WIRING REMOVED IN DURING 1990'S RENOVATION
- 220V AND 3 PHASE ELECTRIC AVAILABLE

ROOF

- OFFICE BUILDING - SHINGLES - 2 YEARS OLD
- STUDIO - MEMBRANE - 8 YEARS OLD

HVAC

- EXTERIOR UNITS - 9 YEARS OLD

WINDOWS

- TINTED THERMAL WINDOWS - FIRST FLOOR OFFICE
- ORIGINAL WINDOWS - SECOND FLOOR STUDIO SPACE

AVERAGE UTILITY COSTS:

- GAS: \$475/MONTH
- ELECTRIC: \$290/MONTH
- WATER & SEWER: \$110/MONTH