

Just Listed!



FOR SALE

1703 DALE ROAD CINCINNATI, OH 45237

Flexible commercial property with mixed-use potential in a high-visibility location. Formerly the Bond Hill library, this distinctive property is now used as office space, offering character and flexibility. The main level features high ceilings and natural light, with additional usable space in the lower level, plus two half bathrooms. Positioned on a high-visibility corner lot, the property provides excellent access and exposure. The driveway includes an easement, and the spacious rear lot offers potential for additional parking.

Located just minutes from I-75, Norwood Lateral, Downtown Cincinnati, Hyde Park, and Oakley, this is a well-connected opportunity surrounded by established neighborhoods and local businesses.



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COMMERCIAL | FLEX SPACE | CORNER LOCATION | 1,682 SQ FT

Key Features:

- Zoned CC-M-T (Community Commercial – Mixed), this property allows for office, retail, community use, and potential mixed-use redevelopment, making it an attractive option for both owner-users and investors.
- Equipped with two half bathrooms and a functional kitchen area, the interior is designed for peak efficiency, keeping public areas clutter-free and professional.
- The expansive lower level provides additional flexible space ideal for storage, workspace, inventory, or future build-out, adding significant functionality to the property.
- Positioned at a signalized intersection in a well-traveled corridor, this property offers excellent visibility and consistent traffic exposure, making it ideal for businesses seeking a strong presence and accessibility.
- The driveway on the right side includes an easement, creating a unique opportunity to expand functionality by converting a portion of the rear yard into additional parking.

Lifestyle & Location Highlights:

- Positioned on a high-traffic corridor with excellent visibility—ideal for businesses seeking strong daily exposure.
- Easy access to I-75 and Norwood Lateral, providing quick connectivity to Downtown Cincinnati and surrounding areas.
- Surrounded by established neighborhoods, creating a built-in customer base and consistent activity.
- Prominent corner location allows for easy access from multiple directions.
- Close proximity to local dining, retail, and community amenities.
- Located in a growing area with ongoing development and long-term potential.

