

# FIRE STATION #102



11482 Colerain Avenue  
Cincinnati, Ohio 45252

5,357 Square Feet  
1.5 Acres



## Sale Opportunity Highlights

- **Building Size:** 5,357 sq.ft.
- **Breakdown:** 3,042 sq.ft. garage & 2,315 sq.ft. office/bunks)
- **Lot Size:** 1.5 acres
- **Zoning:** NBM – Neighborhood Mixed
- **Construction:** Built in the 1950s-1960s
- **Current Use:** Colerain Township Fire & EMS Station 102
- **Asking \$560,000 for sale (occupancy upon relocation of 102)**

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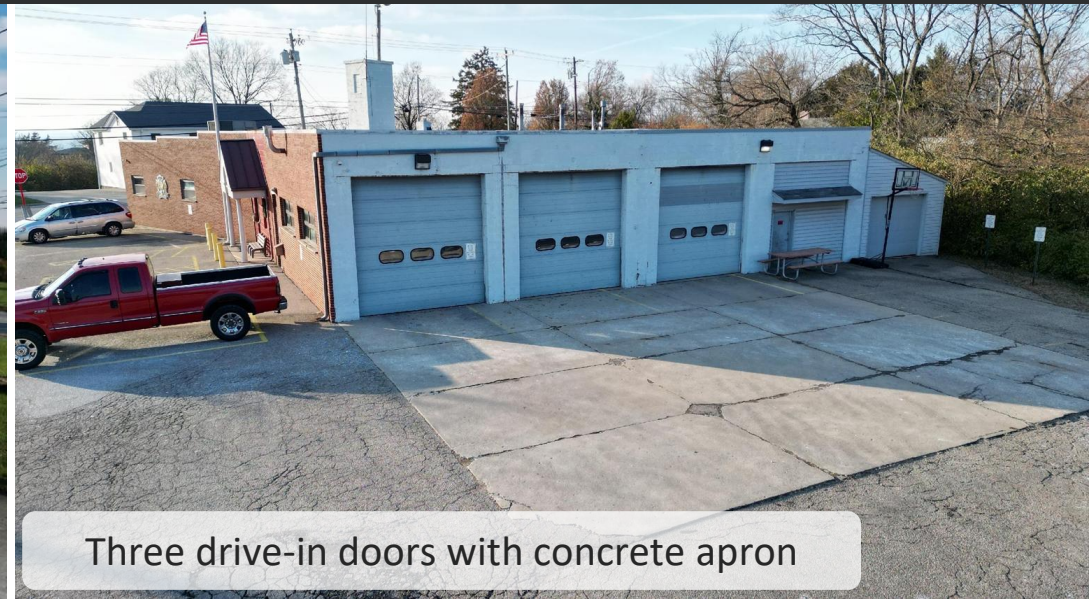


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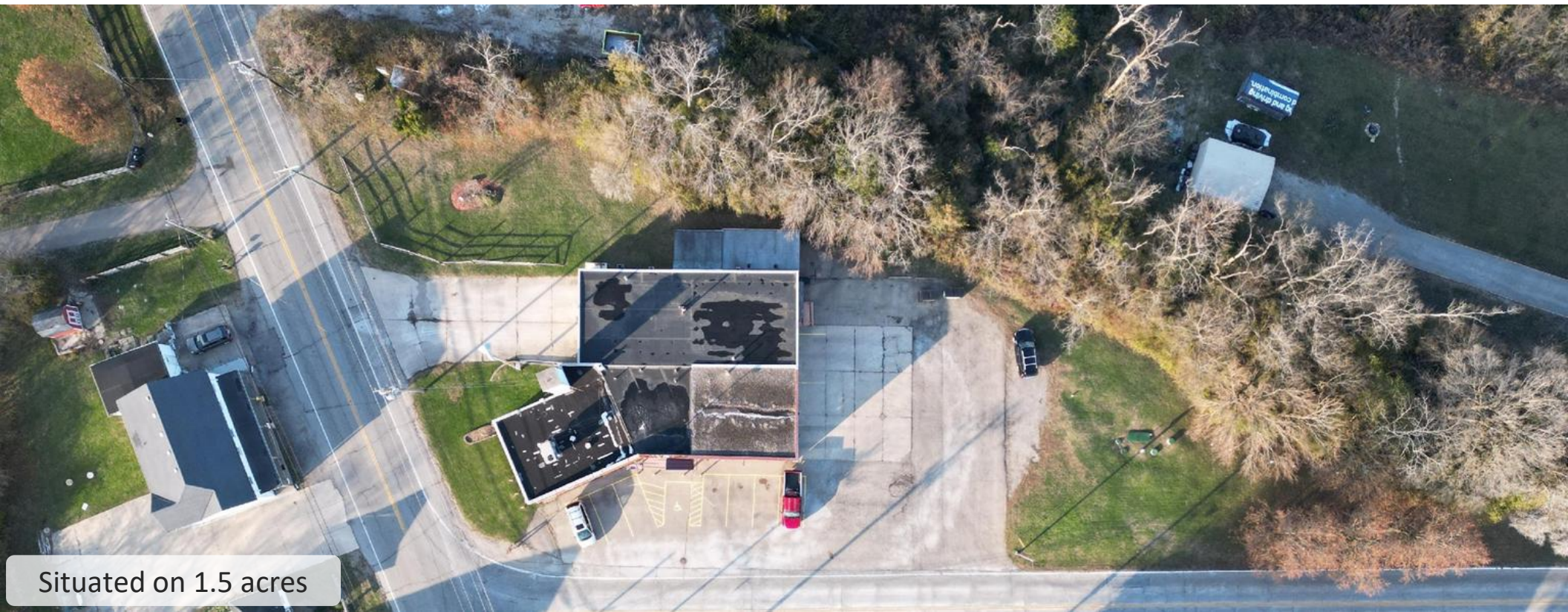
# Additional Photos



Two drive-in bays facing Colerain Avenue



Three drive-in doors with concrete apron



Situated on 1.5 acres

# Interior Photos



# Building Floor Plan



11482 Colerain Avenue  
5,357 SF ([link to virtual tour](#))

# Demographic Information

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 11482 Colerain Rd, Cincinnati, OH 45252



### CITY, STATE

**Cincinnati, OH**

### POPULATION

**54,014**

### AVG. HH SIZE

**2.67**

### MEDIAN HH INCOME

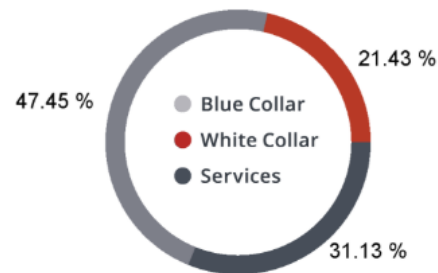
**\$59,209**

### HOME OWNERSHIP

Renters: **4,336**

Owners: **15,836**

### EMPLOYMENT



**50.73 %**

Employed

**1.78 %**

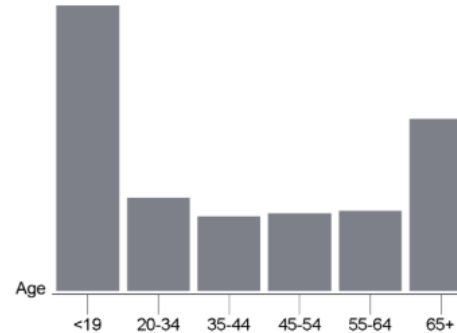
Unemployed

### EDUCATION

High School Grad: **33.86 %**  
 Some College: **23.61 %**  
 Associates: **7.07 %**  
 Bachelors: **25.88 %**

### GENDER & AGE

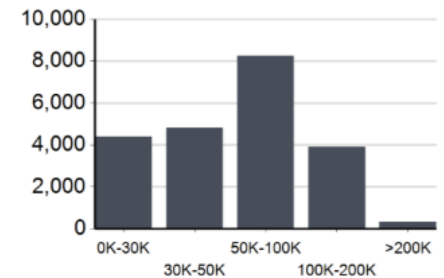
**48.92 %** **51.08 %**



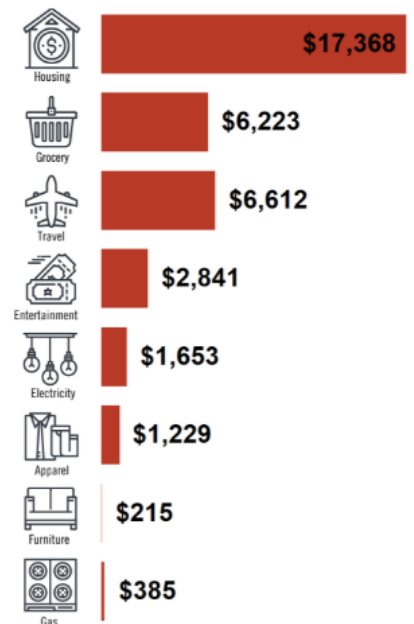
### RACE & ETHNICITY

White: **93.08 %**  
 Asian: **0.33 %**  
 Native American: **0.00 %**  
 Pacific Islanders: **0.00 %**  
 African-American: **4.33 %**  
 Hispanic: **1.01 %**  
 Two or More Races: **1.24 %**

### INCOME BY HOUSEHOLD

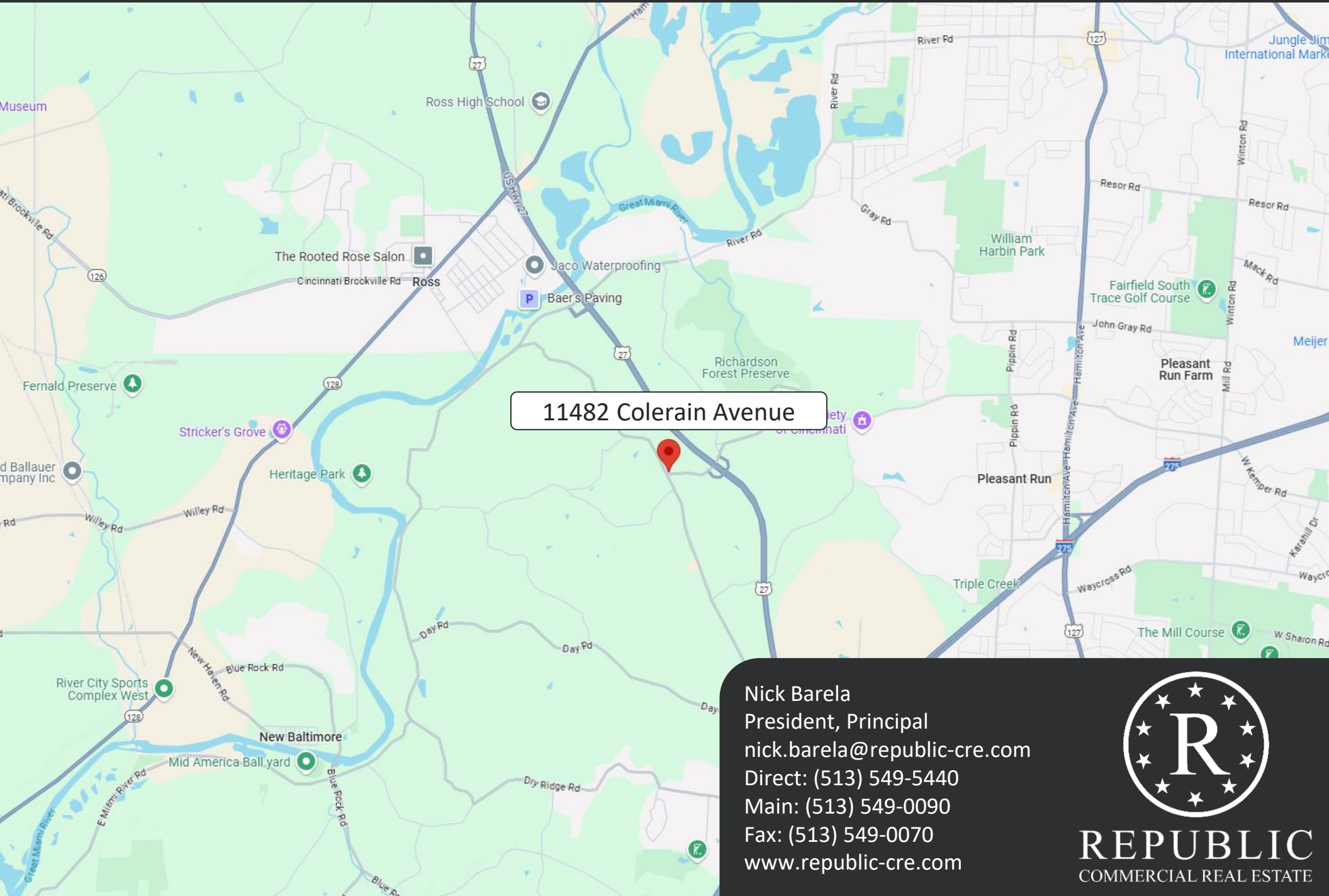


### HH SPENDING



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# Location Map



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