

30 Illinois Avenue

Cincinnati, Ohio 45215

Commissary Kitchen/Food Production

FOR SALE



FOR MORE INFORMATION:

BRAD WRIGHT

513.509.8463

bwright@wpacre.com

WPA

WRIGHT PROPERTY ADVISORS

BRAD WRIGHT

VICE PRESIDENT

513.509.8463

bwright@wpacre.com

wpacre.com

FEATURES

- Commissary Kitchen / Food Production Facility
- 9,263 SF For Sale or Lease
- Central Greater Cincinnati Location with Convenient Access to I-75 and I-71 via Ronald Reagan Highway
- Large Fenced Outdoor Area
- Outbuilding with Electric Service and a 10' x 10' Overhead Door
- Updated Floor Drains
- Would Convert to General Purpose Use



DETAILS

COUNTY	Hamilton	DRIVE-IN DOOR	None
MUNICIPALITY	City of Reading	COMPRESSED AIR LINES	Yes
PARCEL ID	671-0011-0065-00; 671-0011-0072-00	RESTROOMS	Two (Men's & Women's)
TOTAL BUILDING SIZE	9,263 SF +/-	PARKING	8 marked spaces at front, plus outdoor area in rear
COOLER	3,331 SF +/-	LIGHTING	Fluorescent
FREEZER	625 SF +/-	ELECTRICAL SERVICE	3 Phase
ADDITIONAL STORAGE	<u>Outbuilding #1</u> : 30' x 22' w/ 10' x 10' overhead door and electric <u>Outbuilding #2</u> : 18' x 18'	SYSTEMS / EQUIPMENT	<u>Alkar</u> ovens w/ smokers <u>Air Technology</u> air compressors <u>Thermco</u> gas mixer <u>Hobart</u> commercial dishwasher <u>Russell</u> cooling units Steam for cleaning and cooking
LAND	0.88 Acres	GAS & ELECTRIC	Duke Energy (800.544.6900)
YEAR BUILT	Original structure 1952 w/ additions	WATER & SEWER	Greater Cincinnati Water Works (513.733.5034)
CONSTRUCTION	Masonry	ZONING	Light Industrial (City of Reading: 513.733.3725 Ext. 126)
GATED ENTRANCE	Yes	ANNUAL PROPERTY TAXES	\$8,546.24 (2024)
ROOF	EPDM and TPO	SALE PRICE	Unpriced
CLEAR HEIGHT	8' - 11'		
DOCK DOOR	Three (8' x 8')		

The information contained herein was lawfully obtained from sources we consider reliable. Wright Property Advisors, LLC is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend Purchaser's independent investigation.

FLOOR PLAN

*Dimensions are approximate and provided for guidance only.
Floor plan measurements may be affected by equipment,
fixtures, or limitations of the mapping software used.







FOR MORE INFORMATION:

BRAD WRIGHT

513.509.8463

bwright@wpacre.com

WPA

WRIGHT PROPERTY ADVISORS