

LOU PARK REALTY

6 Unit Apartment
Building and large warehouse
and development parcel
For Sale \$2,395,000

161 E MCMICKEN AND 122 E LIBERTY



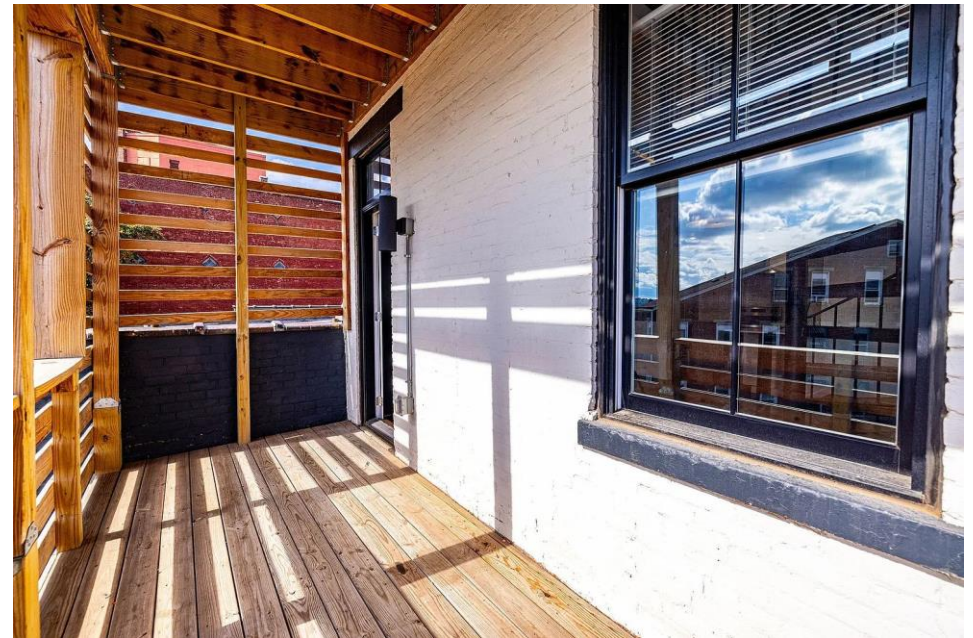
Peter Craft
513-505-9100
petercraft@gmail.com



Building Features

- 3 – Studio units
- 3 – 1 bed units
- Completely gutted and remodeled in 2021
- All Permitted work completed and inspected by City
- Close to everything in downtown Cincinnati and OTR
- Off street parking and on the bus-line
- Large Parking Lot for tenant parking
- 2 Story Warehouse can be utilized for a construction office/business, with full drive in basement. 3,400SF Each floor
- Large 2nd Concrete Roof 4,588 SG Warehouse with 16ft Ceilings

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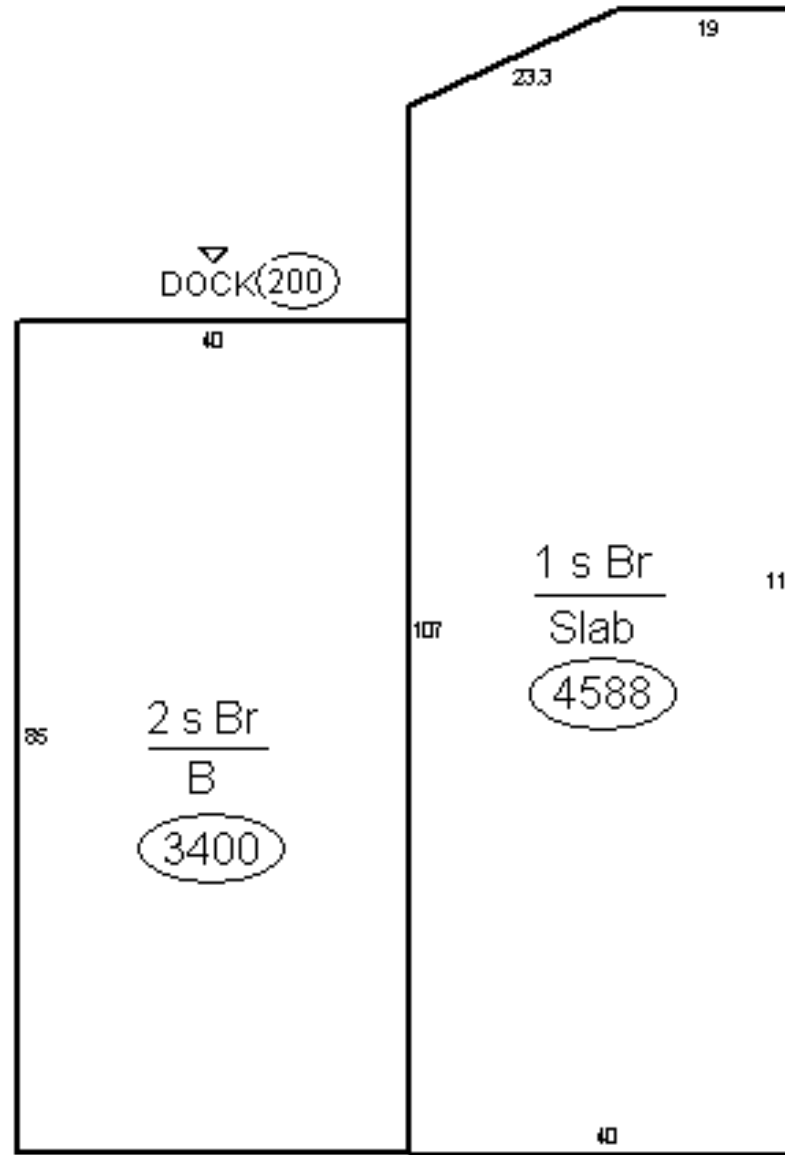


Proforma

RENTS	Rent	Total
Monthly Rent		7090.278
total		7090.278
Vacancy Factor		6735.764
Laundry		
Gross Yearly Income		80829.17
Yearly Expenses	TOTAL	
Duke Energy	913	
Insurance	1500	
Water,sewer, trash	3247.08	
Maintenance 3%	2424.875	
Management 5%	4041.458	
Property Taxes	4327.72	
Legal/Proffesional	310	
Total Annual Expense	16764.13	
Annual Net Rent	64065.03	
7.10% Cap	902324.4	
CAP RATE	0.071581	



Warehouse floor plan



LOCATION

Address: 161 E
MCMICKEN
Cincinnati, OH
45202





AERIAL

Address: 161 E
MCMICKEN

Cincinnati, OH
45202

