



CAPITOL
EQUITIES

FOR SALE

Providing creative commercial real estate solutions since 1997

NEW PRICE

REAL ESTATE & RESTAURANT ASSETS

RESTAURANT/BAR

OVER THE RHINE

CINCINNATI, OH 45202

ED FELLOWS

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Property Summary



Property Description

Turn-key restaurant and bar in the flourishing Over-the-Rhine neighborhood ready to purchase. Purchase the Real Estate and Business Assets of this thriving operator and be ready to launch your operations immediately.

Property Highlights

- 5,280 SF restaurant and full service bar
- D5 Liquor License included
- Property includes a large private patio
- Full service kitchen with turn-key operations
- All FF&E included
- Maximum Capacity (indoor): 211
- Patio Capacity: 119
- Building fully updated in 2018, including updated lower level kitchen prep and storage areas

Location Description

Fantastic location in the desirable Over-the-Rhine entertainment neighborhood of Cincinnati, Ohio. Adjacent to several established brewers, bars and entertainment options. Rhinegeist Brewery and Findlay Market are just steps away from this prime location. Over-the-Rhine is the shopping, entertainment and nightlife destination of the greater Cincinnati area.

OFFERING SUMMARY

REDUCED SALE PRICE	\$1,895,000
Size	5,280 SF
Acreage	0.165

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Assets Include

- Dining tables, chairs and booths
- 1 POS system
- 1 Security System
- 1 Sounds System with speakers
- Several walk-mounted TV's
- Kitchen equipment including a versatile pizza kitchen with 3 gas conveyor pizza ovens and 3 pizza prep tables
- Fully finished basement including large prep area, cold storage and dish tank area
- Two large walk-in coolers
- Additional equipment, refrigeration and small wares

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Additional Photos



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Neighborhood



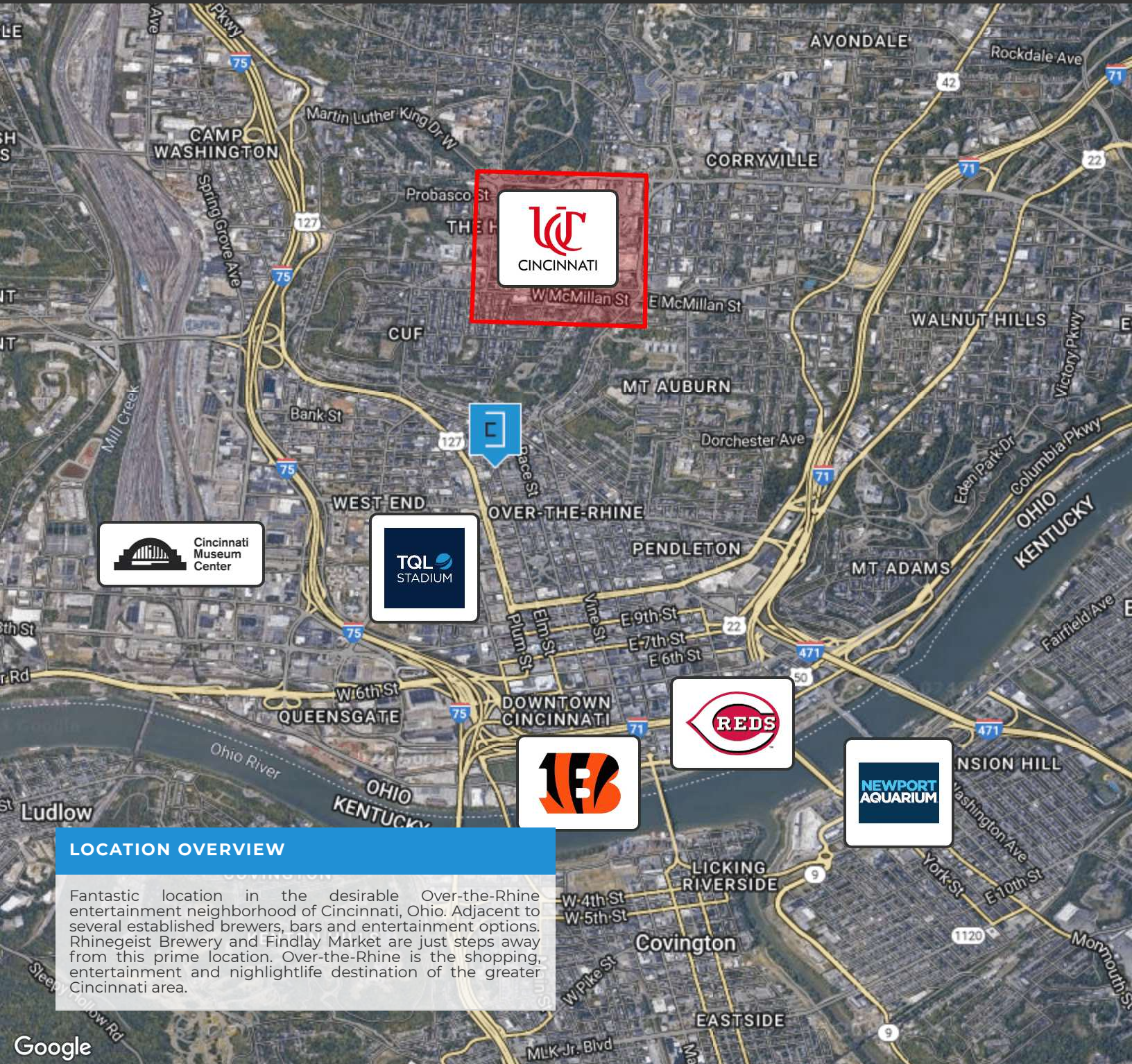
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Regional Map



LOCATION OVERVIEW

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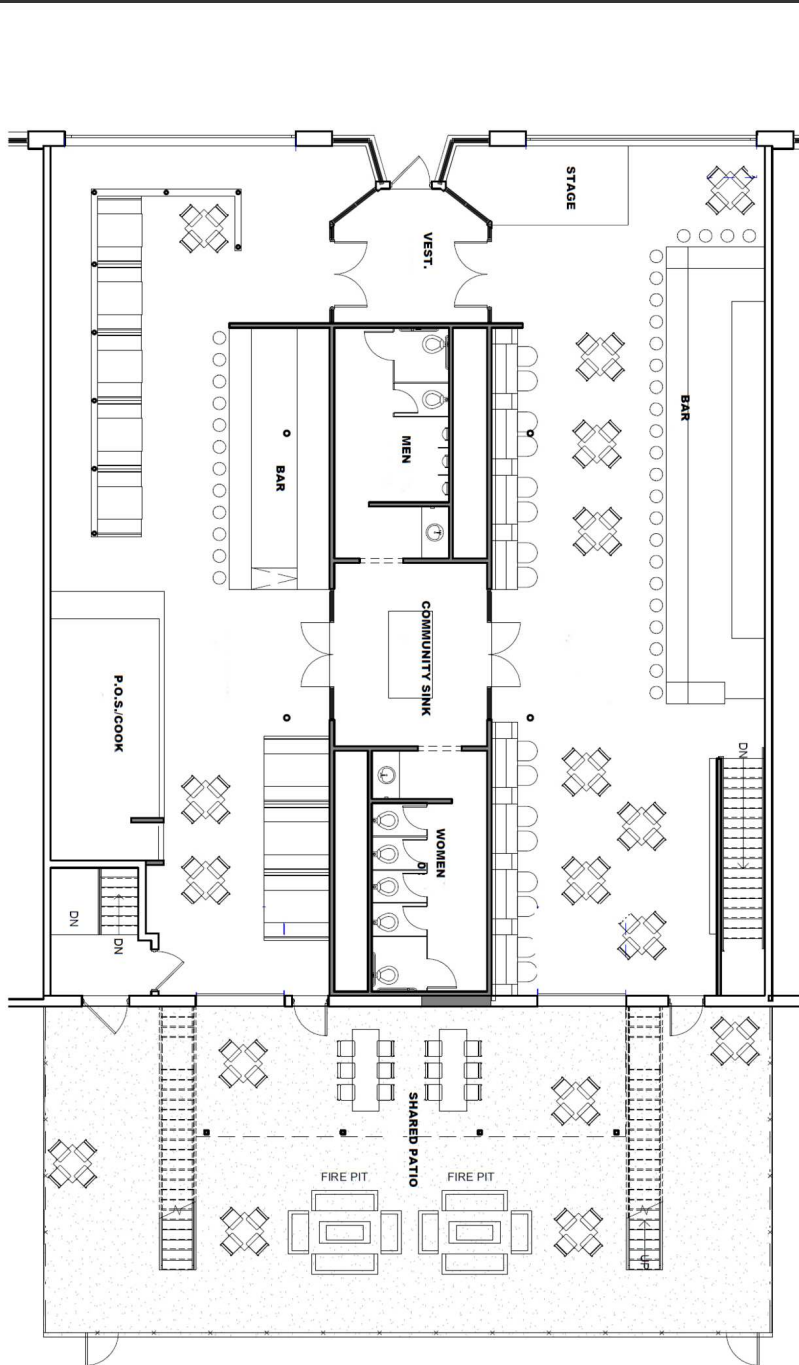
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Plans



Floorplan



Lower Level



Dynamic interior

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DEMOGRAPHICS

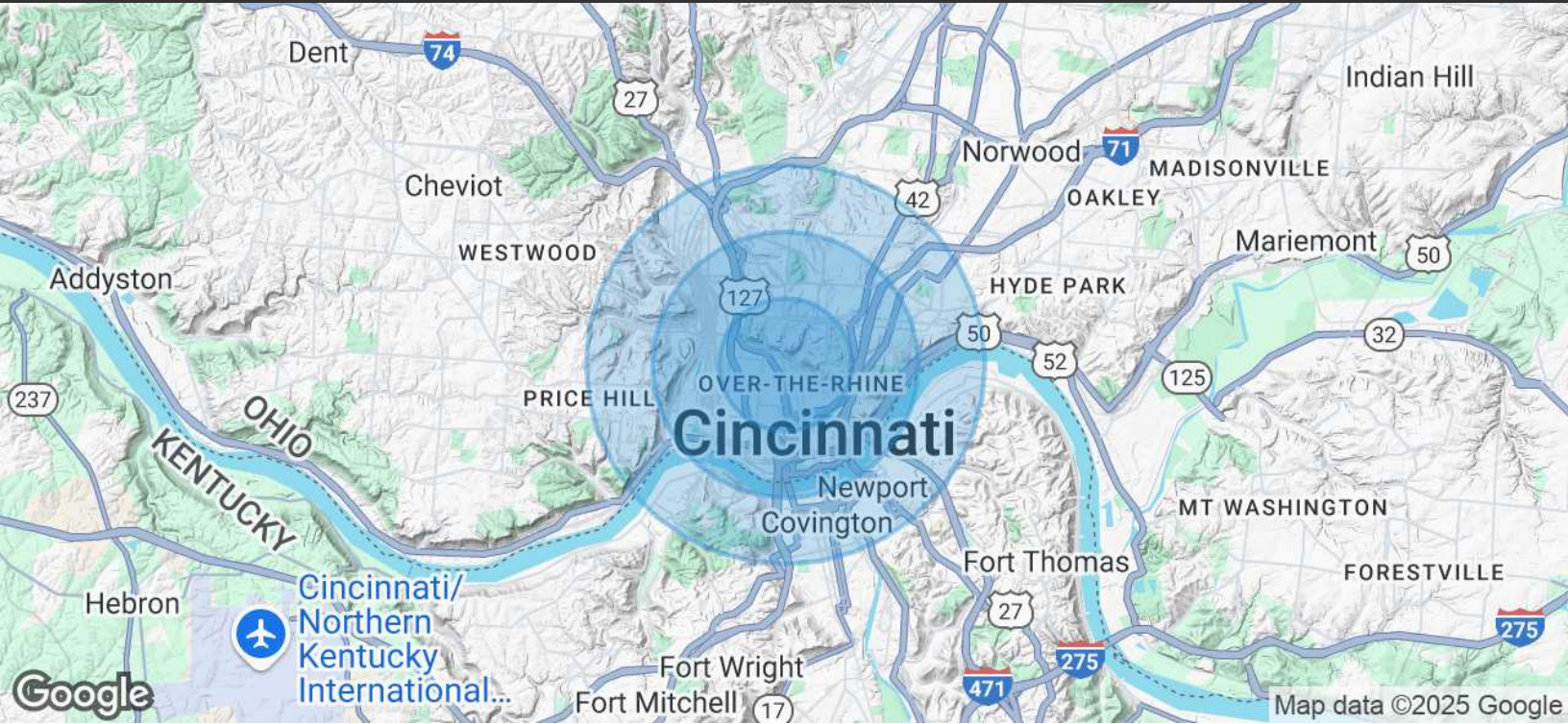
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	32,425	68,941	139,170
Average Age	32	33	36
Daytime Employees	56,282	209,443	238,835

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	13,610	30,479	63,208
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$66,119	\$74,574	\$74,397
Average House Value	\$338,164	\$346,662	\$316,247

Demographics data derived from AlphaMap

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