



CBRE

FOR SALE

# 2181

## *Victory Pkwy*

Cincinnati, OH 45206

+

2211 Park Ave

click  
here to  
view the  
video!

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100% Occupied Investment Office  
and Redevelopment Opportunity  
with Ample Off-Street Parking in an  
Irreplaceable Urban Location







## executive summary

2181 Victory Parkway and 2211 Park Avenue is a three-story, fully leased office complex totaling approximately 14,520 square feet of space with an adjacent .271 acre parking lot. The building is situated in a prime central location adjacent to Eden Park, Downtown Cincinnati, Mt. Adams, East Walnut Hills, and Hyde Park, with excellent access to other city neighborhoods. The property offers a value-add opportunity to an investor, end-user, or redeveloper. The adjacent three (3) duplexes on .542 acres are also available for sale [separately]. Combined, the full site offers over 1.213 acres of prime developable land in Walnut Hills.

## price

**\$1,595,000**

## property/building overview

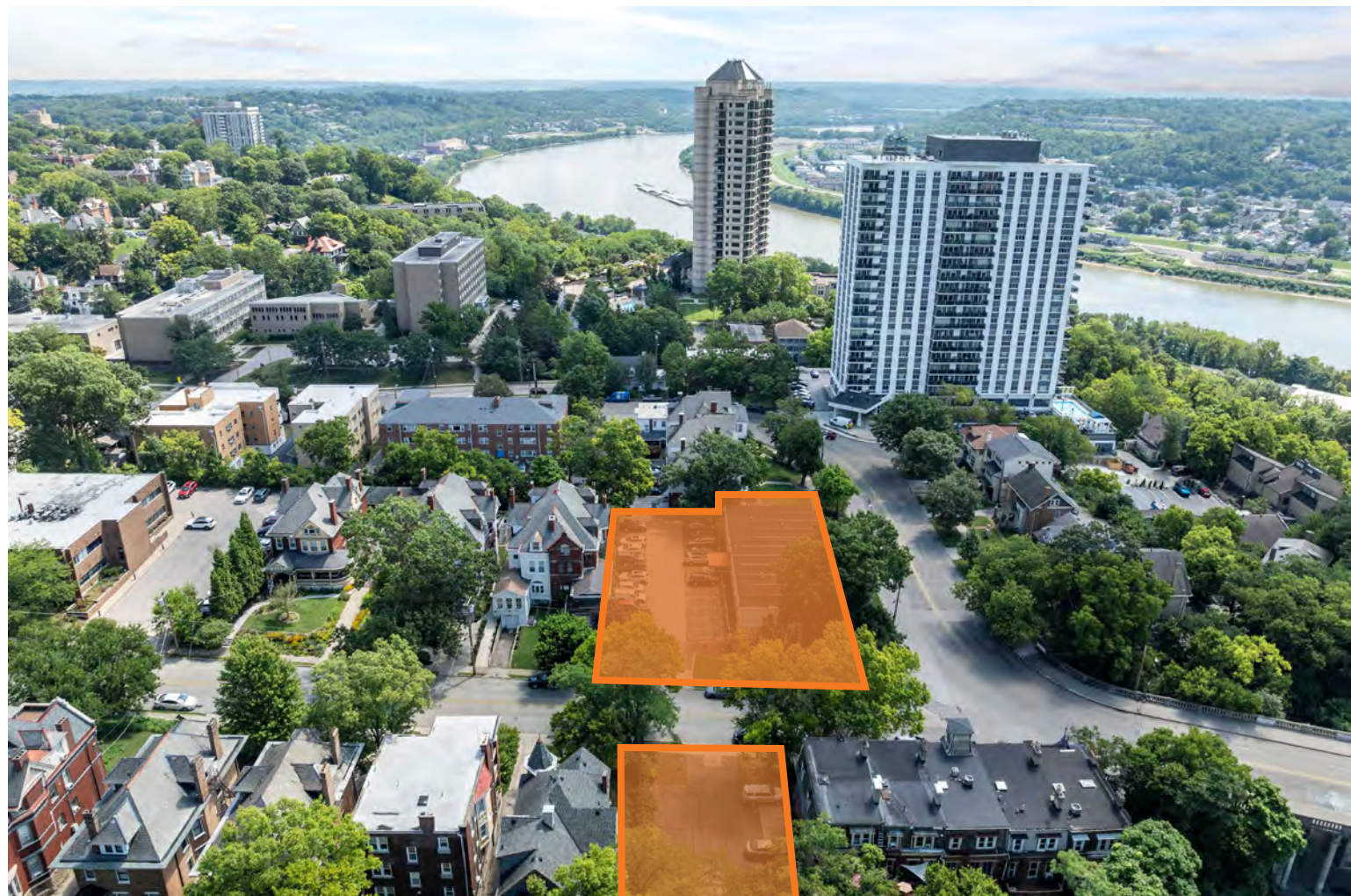
- Fully Leased 14,520 SF Office Building on .40 Acre Parcel
- Includes Vacant .271 Acre Parcel Adjacent (*currently partial parking lot*)
- Well-Maintained Property
- Walkable to Eden Park, Mt. Adams, and East Walnut Hills
- Built 1969 / Renovated 2018
- Three Stories with Prominent Street Frontage
- 21 Parking Spaces with Office Building / 10 Parking Spaces on Vacant Parcel (Expandable)
- Value-Add / Redevelopment Opportunity
- Adjacent Three (3) Duplexes also For Sale (Separately)
- Zoned OL allowing for a multitude of uses
- Current leases are shorter term and flexible at below market rents
- **Rent roll available upon request**





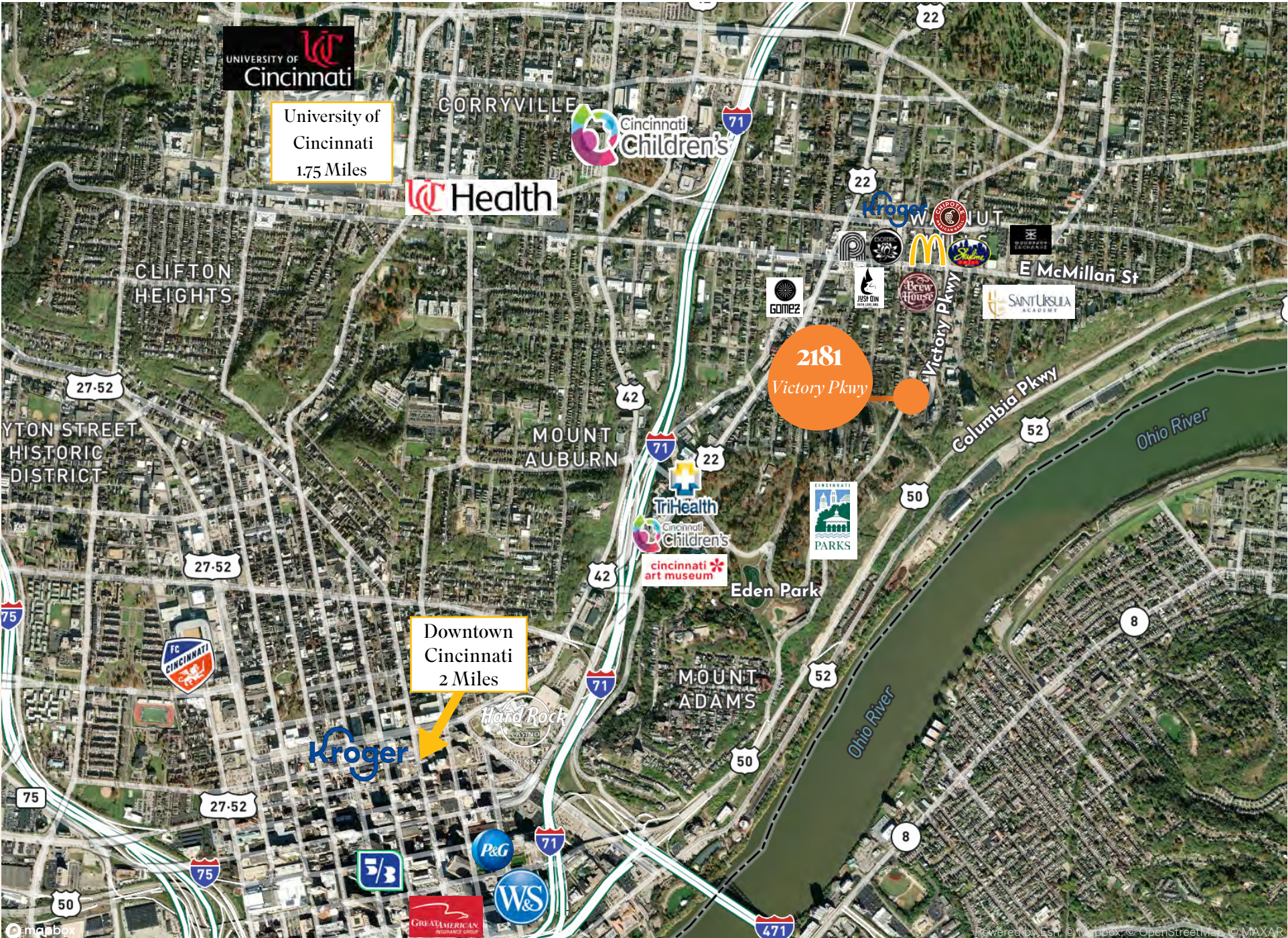








amenity map





## zoning map/aerial



## Site Current Zoning / Designations

**OL:** To provide sites for offices, research and development facilities and limited commercial uses in a low intensity manner. Mixed-use developments with residential uses are also allowed, with up to 45.37 units per acre allowed.

**RMX 1-3:** This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

**RM-0.7:** This subdistrict is the most intense residential district and it will normally consist of tall multi-family or condo structures. The character is intended to be urban and should be used where high density housing is needed to provide a residential base for commercial areas.



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DOCTORS REVENUE  
MANAGEMENT SERVICES

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