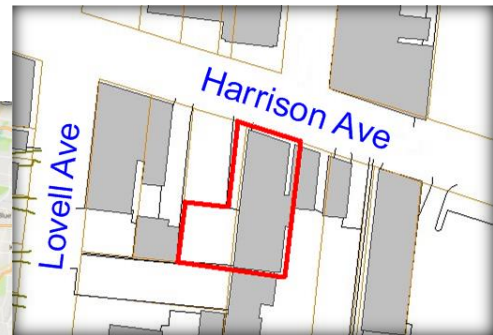
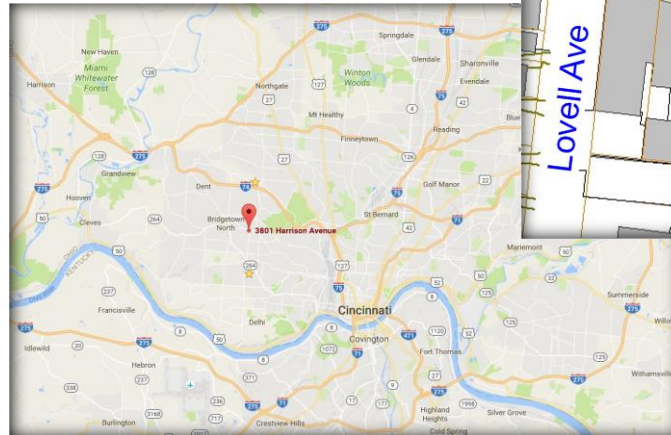


For Sale

**3801 Harrison Ave
Cheviot OH 45211**

- Municipality:
Cheviot
- Parcel ID:
550.0007.0268.00
551.0007.0395.00
- Zoning: B Business
- Land Area: 0.284 Ac
- Year Built: 1939
- Rehabbed:
2007 to Present
- Construction:
Brick & Block
- Building Size:
8,344 SF
- First Floor: 5,924 SF
75' Bar
Sound System
Dance Floor
Outdoor Patio
380 Seat Capacity
- Boiler Heat
- Updated Individually
Metered Electric
- Apartments: 4 Total
2 - 2 Bedroom
1 - 1 Bedroom
1 - Efficiency
- Building Price:
\$895,000*
- *Does Not Include the
Business
- *Seller Financing
Available



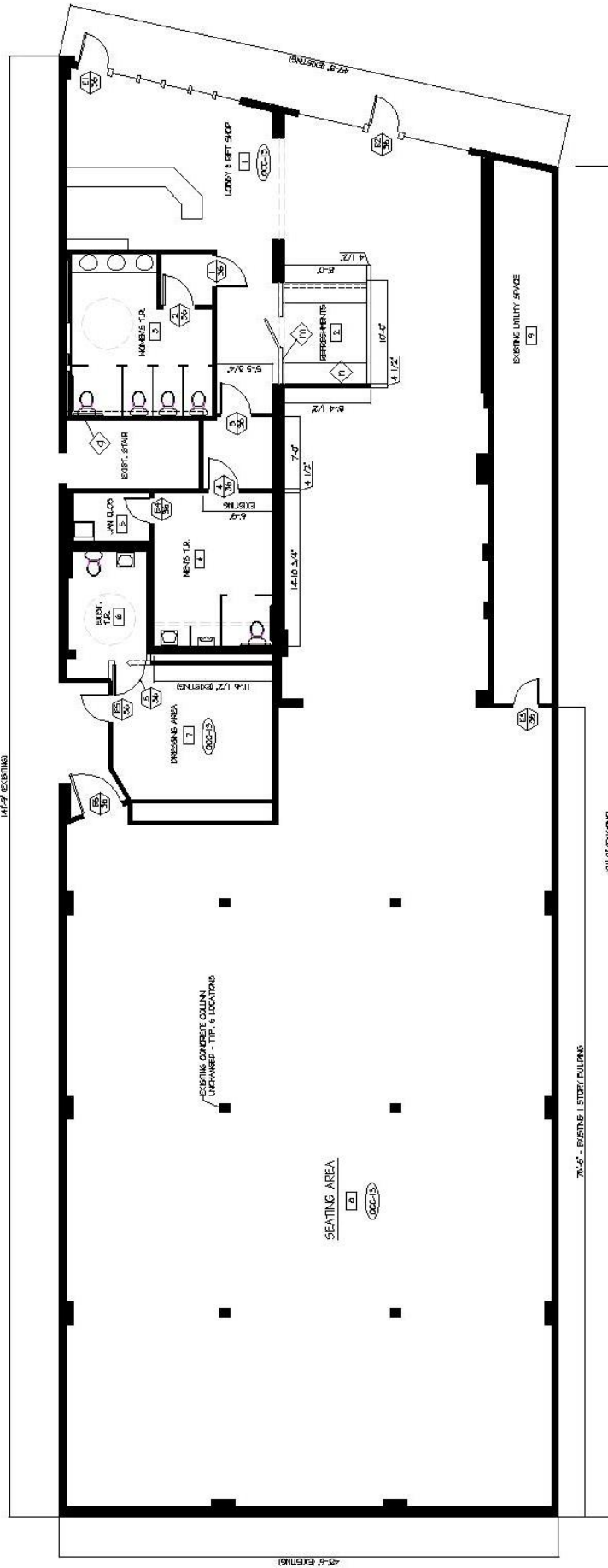
DWYER
COMMERCIAL REAL ESTATE LLC

2928 Colerain Ave Ste 100
Cincinnati OH 45225

Contact:
Kevin Dwyer

513.784.1776
www.dwyercre.com

*The information contained herein
has been obtained from sources
we deem reliable. We have no
reason to doubt but don't
guarantee its accuracy*



NEW FLOOR PLAN

SCALE: 3/16" = 1'-0"