

Site Info

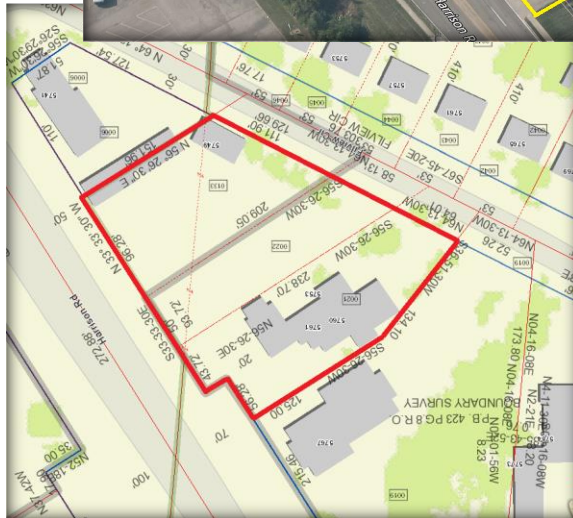
Investment or
redevelopment

- Municipality:
Green Twp
- Parcel ID's:
550.0181.0133
550.0182.0021
550.0182.0022
- Zoning: E
- Land Area: 1.169 Ac
- Frontage: +/-
Harrison Ave – 230'
Filview Cir – 227'
- Curb Cuts: Three
- Gas: Duke Energy
- Electric: Duke Energy
- Water: GCWW
- Sewer: Septic
- Parking: +/- 60 Stalls
- Nine Tenants
- 100% Occupancy
- Value Add
- All Tenants on
Month to Month
- Rent Roll, Income &
Expense Available
- Asking Price:
\$975,000

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

For Sale

5761 Harrison Ave
Cincinnati OH 45248



DWYER
COMMERCIAL REAL ESTATE LLC

2928 Colerain Ave Ste 100
Cincinnati OH 45225

Contact:
John or Kevin

513.784.1776
www.dwyercre.com

5761 Harrison Ave (et al) Cincinnati OH 45248



Building 1a

Year Built: 1940
Roof: Asphalt Shingle
HVAC: 100%
Use: Restaurant
SF: 2,922
Utilities: Tenants
Water Tap A: $\frac{3}{4}$ Tenant $\frac{1}{4}$ Landlord
Basement: No



Building 1b

Year Built: 1940
Roof: Asphalt Shingle
HVAC: Two Units
Use: Office
SF: 2,028
Suites: Four (Two per Floor)
Utilities: Tenant Paid
Water Tap A: Landlord Paid
Basement: Yes

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Building Two

Year Built: 1940
Roof: Asphalt Shingle
HVAC: Electric Furnace w/AC
Use: Salon
SF: 798
Utilities: Electric Only
Water Tap B: Included in Rent
Basement: No



Building Three

Year Built: 1940
Roof: Asphalt Shingle
Heat: Baseboard Heat
AC: Window Units
Use: Salon
SF: 798
Utilities: Electric Only
Water Tap B: Included in Rent
Basement: No



Building Four

Year Built: 1940
Roof: Asphalt Shingle
Heat: Hot Water Boiler
AC: Window Units
Use: Office
SF: Two Stories
Suites: Two
Utilities: Included in Rent.
Gas, Electric, &
Water Tap B
Basement : Yes



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