

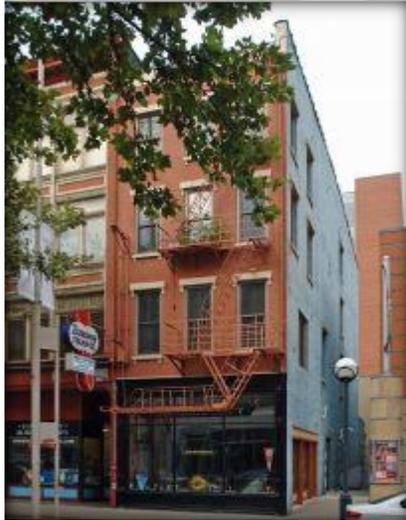
Site Info

- Municipality:
City of Cincinnati
- Zoning: DD
- Parcels:
078.0001.0099.00
- Land Area: 0.25 Ac
- Year Built: 1875
- Renovated: 2006
- Building Size:
6,012 SF
- Stories: Four
- Separate Utilities
- First Floor: 1,800sf
Common Area
entry w/
Retail/Office
- Second Floor: 1,404sf
4 Private offices
w/ kitchenette
- Third & Fourth FLR:
1,404sf 2BD/2BA
apartments used
as highly rated,
rare Airbnb
locations
- In the CBD on the
Streetcar route
and adjacent to
the Aronoff Center
for the Arts
- Private entrance w/
Elevator
- Asking Price:
\$899,000

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

639 Main St
Cincinnati OH 45202



DWYER
COMMERCIAL REAL ESTATE LLC

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Cincinnati OH 45225

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Stephanie Golden of Dwyer Commercial Real Estate, LLC is pleased to present this fully renovated four-story mixed-use building located in The Central Business District. Since 2006, the building has been meticulously maintained by the on-site owner. The building contains a passenger elevator equipped with interchangeable unique codes for access to each floor. Located in the heart of the CBD; next to the Aronoff Center for the Arts; two blocks from Fountain Square; blocks away from the Headquarters of Proctor & Gamble, Fifth-Third Bank, Great American Insurance, Western & Southern Life Insurance, E.W. Scripps Co, Kroger and Macy's; four blocks from the Banks (Great American Ballpark and Paul Brown Stadium); on a relatively quiet street in a building built in 1875 and surrounded by nineteenth century architecture; and a short walk to busy nightlife, dozens of restaurants, and downtown events.

Perfect for an owner-user or an investor looking for strong cash flows from the already-established Airbnb business occupying the third and fourth floor 2-bedroom/2-bath apartments, fully occupied first floor retail/office space, or convert to condominiums. The apartments are highly rated, rare Airbnb locations. A new owner could easily transition the second floor into another apartment for Airbnb use or an owner occupant opportunity.

- 1st floor consists of 1,800 SF with common area lobby entrance to elevator, two restrooms, and 100% occupied retail and office space. The retail space is leased to an upscale hair salon and the office space is leased to a mass-marketing group.
- 2nd floor consists of 1,404 SF of office space used for the owner's law practice. Features four private offices and could easily be converted to residential use.
- 3rd floor consists of a 1,404 SF cozy apartment w/elevator access and hardwood floors. Contains exposed brick, washer/dryer hook-up, HVAC, and stainless appliances. Previously used as a highly rated and rare Airbnb but is currently rented until 5/31/2021 as a residential apartment due to Covid-19's impact on the Airbnb business.
- 4th floor consists of a 1,404 SF NYC-style Loft w/ elevator access, hardwood floors, 12' high ceilings, open rafters and exposed brick, HVAC, washer/dryer hook-up, stainless appliances, and wood stove. Used for Airbnb rentals featuring 200+ 5-star reviews.