

FOR SALE • MADISONVILLE • CINCINNATI, OHIO

The Metz House

6111 Madison Road • Cincinnati, Ohio 45227

3,813 SF

TOTAL BUILDING SF

\$595,000

ASKING PRICE

Built 1870

RESTORED 2019

3 Floors

+ BASEMENT



REPUBLIC
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

The Metz House

6111 Madison Road
Cincinnati, Ohio 45227



SALE OPPORTUNITY

Property Highlights

3,813 SF

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\$595,000

ASKING PRICE

3 + Basement

FLOORS

Built 1870

YEAR BUILT

Restored 2019

FULL RENOVATION

~10 Spaces

OFF-STREET PARKING

- Historic Victorian landmark on Madison Road — a Madisonville icon since 1870
- Move-in ready traditional office space across three floors plus basement
- Covered drop-off porte cochere and detached garage building
- Located in a designated Opportunity Zone — federal tax incentives available
- MCURC headquarters — the heart of Madisonville's community revitalization



A MADISONVILLE LANDMARK

The Metz House History

Built in the 1870s, the Metz House was home to one of Madisonville's most celebrated residents: **Dr. Charles Metz** — known as "Mr. Madisonville." He helped establish the Madisonville Fire Department and the Madisonville Library and Scientific Society, and served as town councilman, the first Director of Health, and a school board member.

As the community's physician, Dr. Metz delivered more than **5,000 babies** and made horse-and-buggy house calls throughout the neighborhood. He was also renowned for his archaeological work documenting the lives of Ohio and Miami Valley American Indians.

The building was **fully renovated in 2019**, preserving its historic Victorian character while delivering modern office infrastructure. Today it serves as the headquarters of the Madisonville Community Urban Redevelopment Corporation (MCURC).

Built 1870

ORIGINAL CONSTRUCTION

Restored 2019

FULL RENOVATION

3,813 SF

TOTAL BUILDING

6111 MADISON ROAD · CINCINNATI, OHIO

Exterior Gallery



Front Facade



Exterior View



Victorian Architectural Detail



Side Elevation



Exterior Detail



Monument Sign



Covered Porte Cochere



Rear & Parking Area

MOVE-IN READY OFFICE SPACE

Interior Gallery



Beautifully Restored Entry Hall



Conference Room



Full Kitchen / Breakroom



Open Work Area

6111 MADISON ROAD

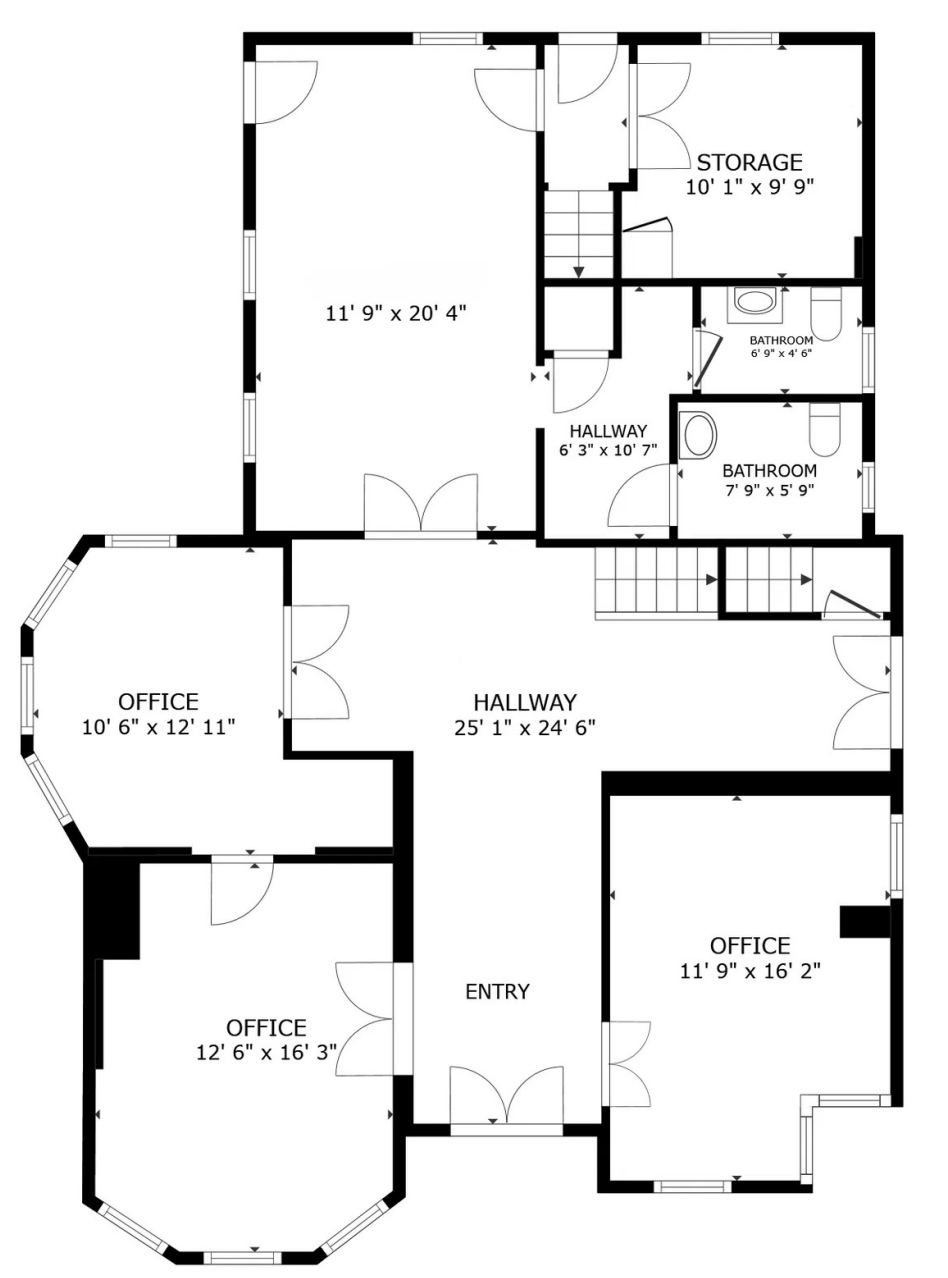
1st Floor

1,426 SF

Entry Hall	—
Hallway	25'1" × 24'6"
Conference Room	11'9" × 20'4"
Office	10'6" × 12'11"
Office	12'6" × 16'3"
Office	11'9" × 16'2"
Bathrooms	× 2
Storage	10'1" × 9'9"

View 3D Tour ↗

Interactive Matterport 3D walkthrough of the 1st floor



6111 MADISON ROAD

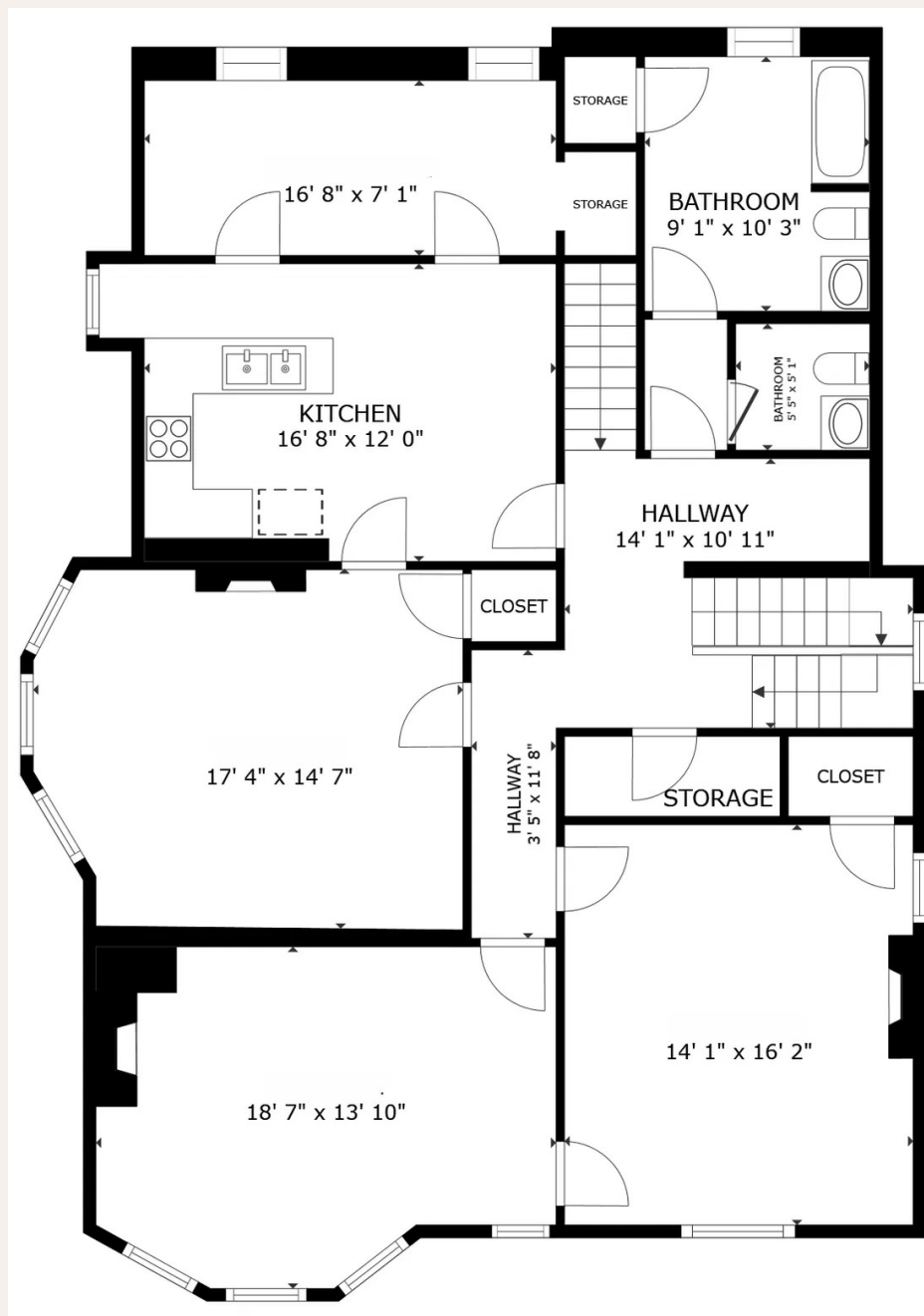
2nd Floor

1,515 SF

Hallway	14'1" x 10'11"
Conference Room	16'8" x 7'1"
Kitchen	16'8" x 12'0"
Office	17'4" x 14'7"
Office	18'7" x 13'10"
Office	14'1" x 16'2"
Bathroom	9'1" x 10'3"
Storage	x 2

[View 3D Tour ↗](#)

Interactive Matterport 3D walkthrough of the 2nd floor



6111 MADISON ROAD

3rd Floor

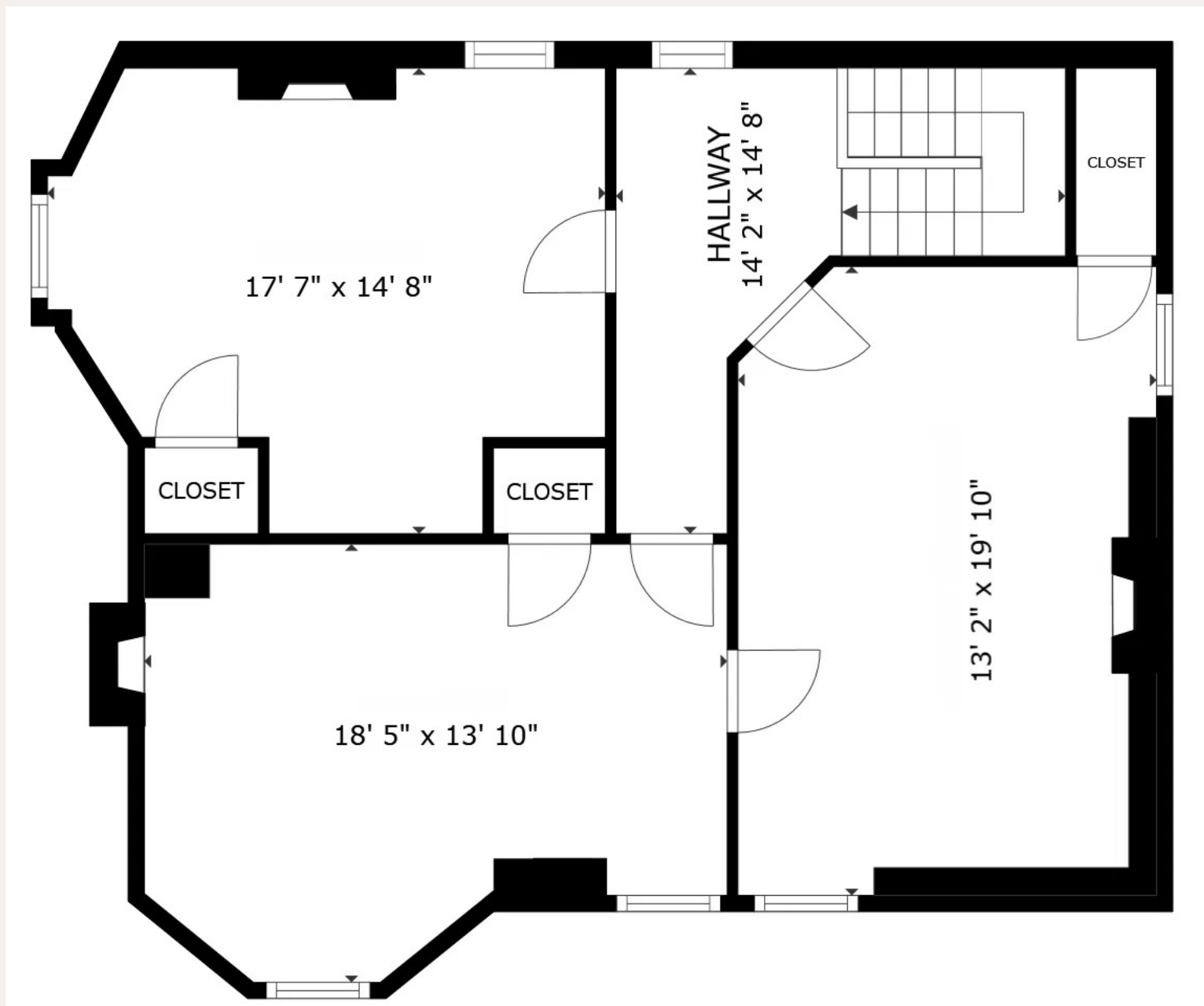
872 SF

Hallway	14'2" x 14'8"
Office	17'7" x 14'8"
Office	18'5" x 13'10"
Office	13'2" x 19'10"
Closets	× 2

The 3rd floor offers three private offices ideal for executive suites, creative studios, or private meeting space with excellent natural light.

[View 3D Tour ↗](#)

Interactive Matterport 3D walkthrough of the 3rd floor



6111 MADISON ROAD

Basement

Bonus Space

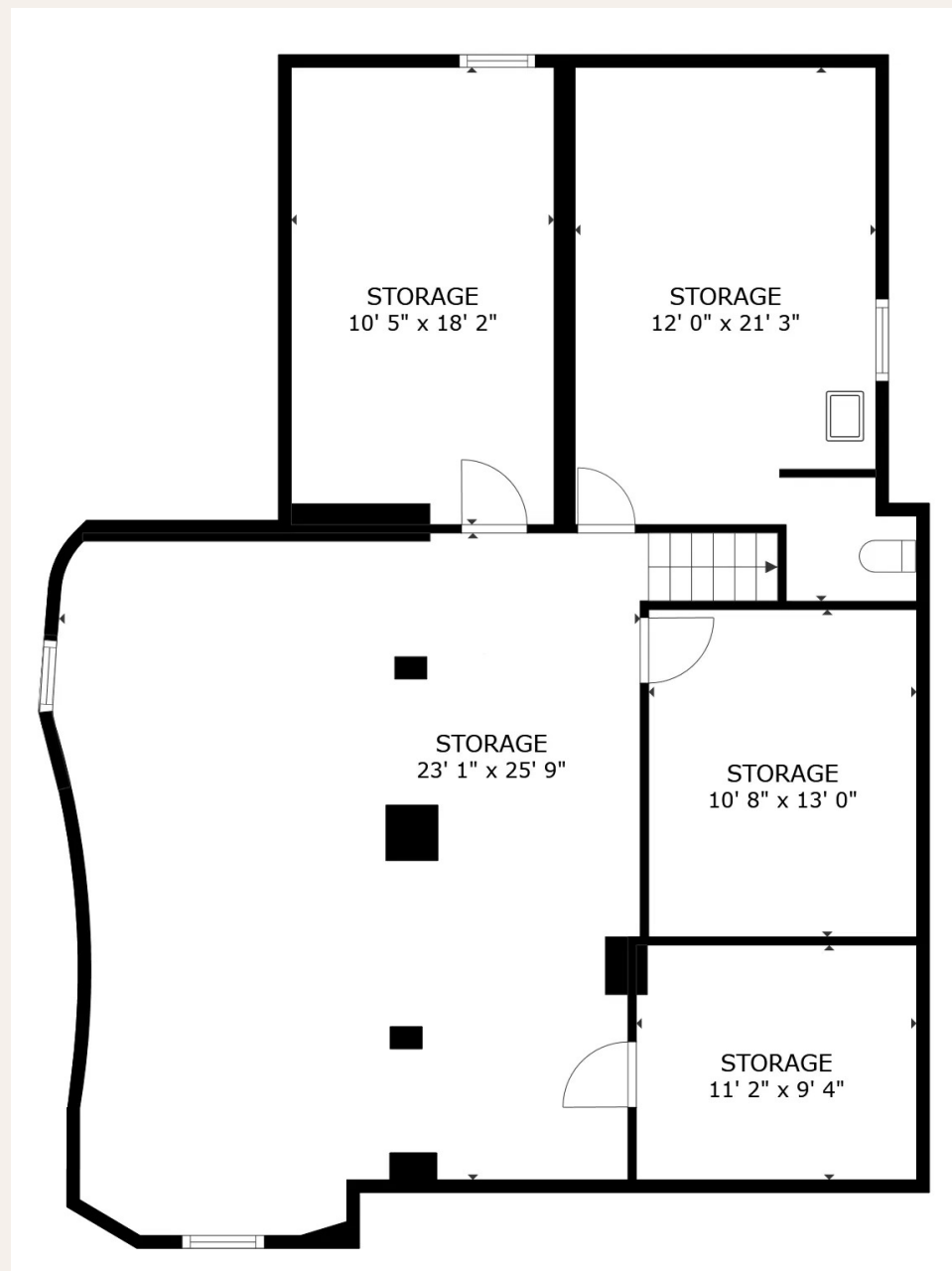
1,311 SF

Storage Room 1	23'1" x 25'9"
Storage Room 2	10'5" x 18'2"
Storage Room 3	12'0" x 21'3"
Storage Room 4	10'8" x 13'0"
Storage Room 5	11'2" x 9'4"

Excellent bonus storage, archive, or utility space.
Accessible from interior staircase.

[View 3D Tour ↗](#)

Interactive Matterport 3D walkthrough of the basement



LOCATION ADVANTAGE

Madisonville, Cincinnati

Situated at the **geographic center of Cincinnati**, Madisonville is one of the city's fastest-growing neighborhoods. Surrounded by Oakley, Hyde Park, Mariemont, and Indian Hill, the neighborhood offers unmatched connectivity and a rapidly expanding amenity base.

The I-71 interchange at Red Bank and Madison drives approximately **30,000 vehicles per day** through the corridor — delivering exceptional visibility and accessibility for any business operating from 6111 Madison Road.

Nearby: Oakley • Hyde Park • Mariemont • Indian Hill • Fairfax • Silverton

\$327M

MEDPACE EXPANSION

Global clinical research company Medpace is investing \$327 million in its Madisonville campus — the neighborhood's largest economic engine.

1,500

NEW JOBS COMING

Medpace's expansion brings 1,500 new high-quality jobs to the neighborhood, driving demand for office, retail, and residential space.

30,000

DAILY TRAFFIC COUNT

The I-71 / Madison Road interchange delivers approximately 30,000 vehicles per day past the property — prime visibility for any business.

Opp. Zone

FEDERAL TAX INCENTIVE

6111 Madison Road is located in a federally designated Opportunity Zone, offering significant capital gains tax advantages for qualifying investors.

Dining & Retail

GROWING AMENITY BASE

Element Eatery food hall, Allez Bakery, Concorde Bistro, Alara, and Zingaro (chef Fabio Viviani) are among the new and established destinations transforming Madison Road into a true neighborhood destination.

COMMUNITY DEVELOPMENT

Madisonville Community Urban Redevelopment Corp.

MCURC is a 501(c)(3) nonprofit whose mission is *"advancing Madisonville through inclusive and comprehensive community development to enhance the quality of life for all."*

Guided by a community-driven Quality-of-Life Plan across six priority areas — economic development, health & wellness, the built environment, community engagement, arts & culture, and education — MCURC is the driving force behind Madisonville's transformation.

HEADQUARTERS

6111 Madison Road

Cincinnati, OH 45227 • mcurc.org

The Metz House serves as MCURC's headquarters — a testament to the building's central role in the neighborhood's revitalization story.

 [@madisonvillecurc](https://www.instagram.com/madisonvillecurc)

KEY INITIATIVES & ACCOMPLISHMENTS

Madisonville New Homes

Built 4 new homes for moderate-income buyers in partnership with the City of Cincinnati, with additional units in development.

Business Support Grants

Helped 17 neighborhood businesses through the City of Cincinnati Neighborhood Business District Support Grant program.

Little Duck Creek Trail

Developing a bicycle and pedestrian trail through the wooded heart of the neighborhood, connecting residents to green space.

Madisonville Branch Library

Supported the grand opening of the new Madisonville Branch Library, a major community infrastructure milestone.

Madison & Whetsel Development

Led a transformational mixed-use development at Madisonville's main intersection, catalyzing private investment along the corridor.

Affordable Housing

New affordable for-sale homes nearing completion, expanding ownership opportunities for Madisonville residents.



Front Elevation & Porte Cochere



Front Facade



Porte Cochere Side Entry



Interior Office Space

EXCLUSIVE LISTING BROKER

Nick Barela

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