

• FOR SALE | INVESTMENT OPPORTUNITY



5174 Hamilton Middletown Road

Liberty Township, OH 45011 | Butler County | Zoned: Commercial O-2

ASKING PRICE

\$1,125,000

15,240 SF
TOTAL BUILDING AREA

3.98 Acres
TOTAL LOT SIZE

3 Buildings
ON PROPERTY

33 Units
CLIMATE-CONTROLLED STORAGE

~2 Acres
UNDEVELOPED LAND

\$8,755/mo
CURRENT TOTAL INCOME

PROPERTY OVERVIEW

LISTING AGENT

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Exceptional multi-income commercial investment opportunity located on high-traffic Hamilton Middletown Road, just moments from the corner of Route 4 and Route 747 in Liberty Township, Ohio. This fully-tenanted property features **33 brand-new climate-controlled self-storage units** (60×100 ft building), a **60×60 ft warehouse with 17-ft ceilings and a large loft** (including basement), a **large 4-bedroom brick ranch home** (2,800 SF, 3 bath, 2-car garage — does not include basement), and a **2-bedroom apartment** — all situated on 3.98 commercially zoned (O-2) acres. The property features a brand-new roof, HVAC, electrical, and asphalt. Approximately 2 acres of undeveloped commercially zoned land in the rear is already surveyed and engineered (\$12,000 invested) and ready for additional storage expansion or paid parking.

PROPERTY DETAILS

TOTAL BUILDING SF 15,240 SF	LOT SIZE 3.98 Acres	NUMBER OF BUILDINGS 3
YEAR BUILT 1972	ZONING Commercial O-2	COUNTY Butler County
PARCEL # D2010-004-000-030	ANNUAL TAXES ~\$8,554	WATER / SEWER Public / Septic
HEATING Gas / Central Air	CONSTRUCTION Block & Brick	ROOF Brand New Shingle

KEY FEATURES & HIGHLIGHTS

33 brand-new climate-controlled storage units	~2 acres undeveloped commercially zoned land
60×60 warehouse w/ 17-ft ceilings & large loft	\$12,000 engineering & survey work completed
Warehouse includes full basement	Rear land ready for storage expansion
Large 4-bed / 3-bath brick ranch (2,800 SF)	High-traffic corridor — Route 4 & Route 747
2-bedroom apartment on property	All storage leases month-to-month
Brand-new roof, HVAC & electrical	24-hour kiosk access for storage tenants
Brand-new asphalt parking & driveways	Fully tenanted — immediate cash flow

INTERIOR & EXTERIOR PHOTOS



CONTACT

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INVESTMENT HIGHLIGHTS

- ✓ Fully tenanted — immediate cash flow
- ✓ \$8,755/mo current gross income
- ✓ \$105,060 current annual gross income
- ✓ Month-to-month leases = flexibility
- ✓ Significant upside in storage rate increases
- ✓ ~2 acres ready for expansion
- ✓ Non-profit warehouse tenant (stable)
- ✓ High-visibility, high-traffic location
- ✓ Entire property zoned Commercial O-2
- ✓ Near Rt. 4 & Rt. 747 interchange

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LOCATION

- ✓ Liberty Township, Butler County, OH
- ✓ High-traffic Hamilton Middletown Rd
- ✓ Near corner of Rt. 4 & Rt. 747
- ✓ Minutes to I-75 & I-275
- ✓ Lakota West School District
- ✓ Growing suburban market

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Rent Roll & Income Summary

5174 Hamilton Middletown Road | Liberty Township, OH 45011

STORAGE UNITS — 33 CLIMATE-CONTROLLED UNITS (60×100 BUILDING)

UNIT SIZE	QTY	CURRENT MONTHLY RENT/UNIT	CURRENT MONTHLY TOTAL	AVG. MARKET RATE/UNIT*	MARKET RATE TOTAL*
20×24	1	\$350	\$350	\$319	\$319
20×11	1	\$185	\$185	\$169	\$169
10×15	16	\$145	\$2,320	\$139	\$2,224
10×10	13	\$100	\$1,300	\$114	\$1,482
5×10	2	\$80	\$160	\$74	\$148
STORAGE SUBTOTAL (33 units)			\$4,315/mo		\$4,342/mo

* **Market Rate Source:** Liberty Self Storage, 4617 Hamilton Middletown Rd, Liberty Twp, OH 45011 (0.57 miles from subject property, same road). Current market rates: 5×10 = \$59-\$89/mo; 10×10 = \$99-\$129/mo; 10×15 = \$109-\$169/mo. Averages used above. **Disclaimer: Market rates may have changed since last updated. Verify current rates independently.**

ADDITIONAL INCOME — OTHER TENANTS

UNIT / SPACE	DESCRIPTION	TENANT TYPE	LEASE TERM	MONTHLY RENT
Warehouse + Basement	60×60 ft warehouse w/ 17-ft ceilings, large loft & full basement	Sleep in Heavenly Peace (Non-Profit)	Month-to-Month	\$1,500
Large 4-Bedroom Ranch	2,800 SF brick ranch, 3 bath, 2-car garage (does not include basement)	Residential Tenant	Month-to-Month	\$1,700
2-Bedroom Apartment	Residential apartment unit on property	Residential Tenant	Lease Exp. June 2026	\$1,240

OTHER INCOME SUBTOTAL

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CURRENT MONTHLY GROSS
INCOME

\$8,755

All units currently occupied

CURRENT ANNUAL GROSS
INCOME

\$105,060

Based on current rent roll

MARKET RATE MONTHLY
(STORAGE)

\$4,342

Storage units at local market avg

MARKET RATE ANNUAL (ALL
INCOME)

\$105,384

Storage at market + other income

IMPORTANT DISCLAIMER: All rental amounts shown above are based on the most recently available rent roll and market data. Rents, occupancy levels, and market rates may have changed since last updated. All storage unit leases are month-to-month. The 2-bedroom apartment lease expires June 2026. Prospective buyers should independently verify all income figures, lease terms, and current market rates prior to making any investment decision. This information is provided for informational purposes only and does not constitute a guarantee of future income. Information deemed reliable but not guaranteed.

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Expansion Opportunity & Survey Drawing

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CONCEPT LAYOUT — REAR LAND EXPANSION

The engineering concept plan below (dated 9/3/2019, Scale 1"=30') illustrates the significant development potential of the approximately **2 acres of undeveloped commercially zoned land** at the rear of the property. The seller has already invested **\$12,000 in engineering and surveying** to prepare this land for additional self-storage construction, including a proposed detention basin and multiple rows of storage buildings — making this a true shovel-ready expansion opportunity.

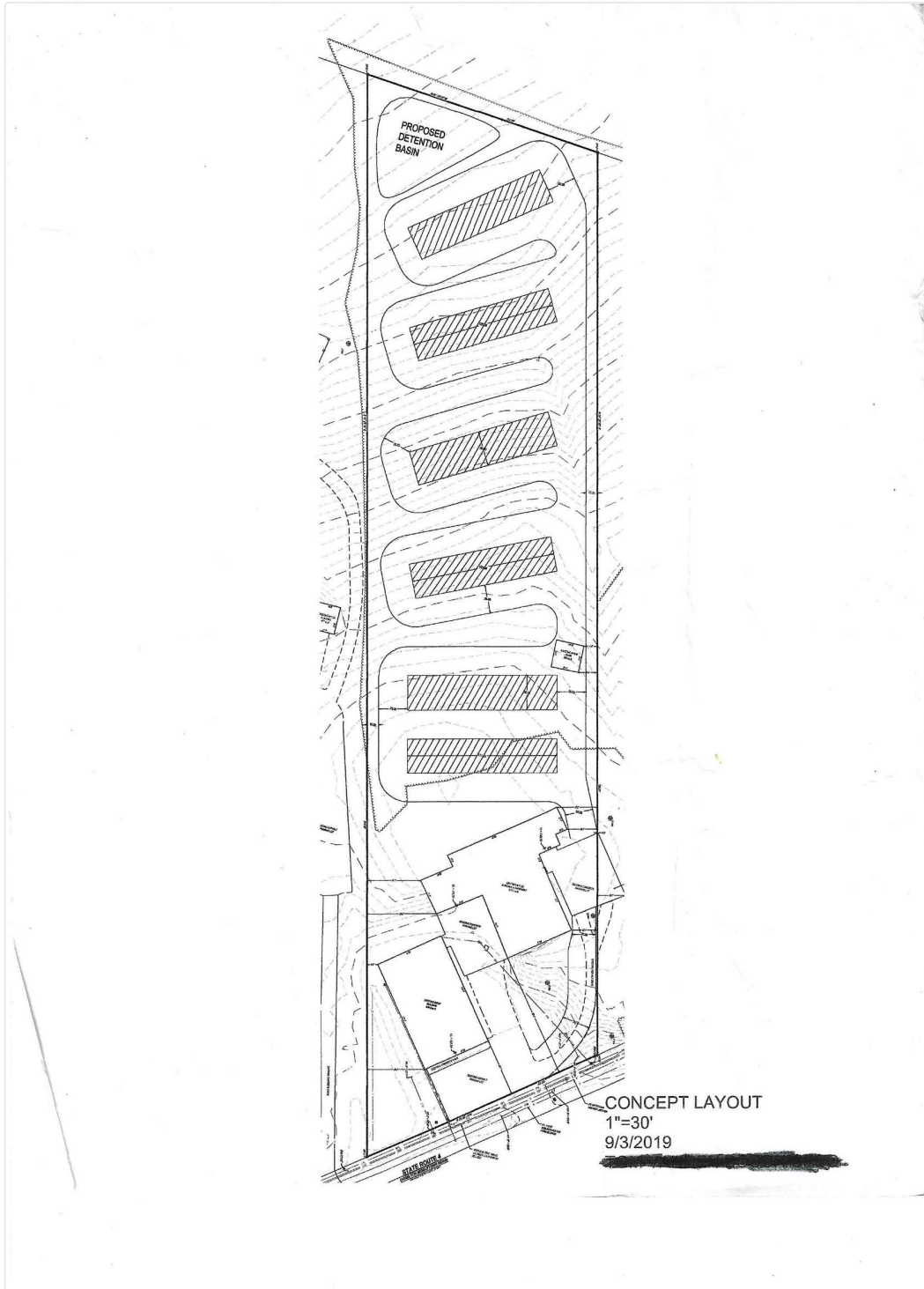
EXPANSION OPPORTUNITY

- ▶ **~2 acres** of undeveloped commercially zoned (O-2) land in the rear of the property
- ▶ **\$12,000 already invested** in engineering and surveying — ready to build
- ▶ Concept plan shows **multiple rows of additional storage buildings** with drive-around access lanes
- ▶ Proposed **detention basin** already incorporated into the site plan
- ▶ Potential to **significantly increase storage unit count** and gross income
- ▶ Entire property — including rear land — is zoned **Commercial O-2**
- ▶ Ideal for **outdoor storage, paid parking, RV/boat storage**, or additional climate-controlled units
- ▶ Strong demand for storage in the Liberty Township / West Chester growth corridor

LOCATION & AREA

Route 4 & Route 747	~0.3 mi
Liberty Township	On-site
West Chester, OH	—
Hamilton, OH (Downtown)	—

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I-75 (Cincinnati)	~8 mi
Cincinnati, OH	~25 mi
Dayton, OH	~35 mi

PROPERTY SUMMARY

Asking Price	\$1,125,000
Total Building SF	15,240 SF
Total Lot	3.98 Acres
Zoning	Commercial O-2
Annual Taxes	~\$8,554
Current Gross Income	\$105,060/yr
MLS #	1872005

SCHEDULE A SHOWING

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