

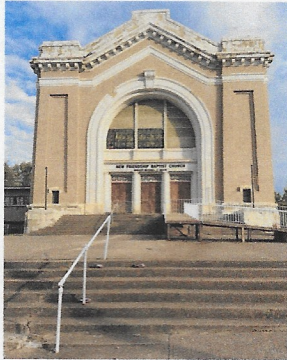
Print Report

ML:1864711 3212 Reading Road, Cincinnati, OH 45229 Hamilton Cty **N** **Active 12/26/25** **\$750,000**
 Unit#: Suburb: Pending: SO: DOM: 3/3 LP: \$750,000
 Area: E01AV Town: Cincinnati City Conting: Fin: S/L%: OP: \$750,000

Commercial # OF BLDGS #1 LEASE ONLY: No

CURRENT ANNUAL INCOME & EXPENSES

ESTIMATED SQUARE FEET



Gross Income:

Vacancy:

Annual Taxes: \$70

Insurance:

Gas/Electric:

Water/Sewer:

Waste Removal:

Maintenance:

Other:

Net Oper. Income:

Tax ID: 105-0002-0035-90

Yearly Rent:

Net Income:

Licenses Include: Apply

Special Financing: No

Lease Only: No

Business Type:

Bay Size:

Docks:

Floor Loading:

EQD:

Plans Available: No

Basement: Full

Flooring: Carpet, Concrete

Gas: Natural

Water: Public

Zoning: Commercial

Assessment: Of Record

Tax ID Other: 105-0002-0004-00. 722 Whitter St Cincinnati, OH 45229. Ric

Office:

5

Retail:

Sales:

Rentable:

Warehouse:

TOTAL SQUARE FEET

Leasable Area:

Total Building: 13,400

PRICE PER SQUARE FOOT

Office:

Other:

Rent Includes: Two plots, building, ov

Assets Value:

Real Estate Desc: See Remarks

Finance Remarks:

Census Tract: 270.00

Bus. Sub-Type: Other

Occupancy: At Closing

Lot Dimensions: 200 X 233

Acreage: 0.9540

Frontage: 200

Public Transport: Near

Restrooms: #2

Ceiling Height: 30Ft

Age: 1910

New Construction: No

Auction: No

Rail Service: No

VIEW MAP

PICTURES

Cross Street: Martin Luther King Directions:
 North on Reading Road north of Martin Luther King
 Blv.

Levels: One
 Construction: Brick
 Foundation: Poured
 Roof: Asbestos Shingle, Membrane
 Heating: Forced Air, Gas, Hot Water
 Cooling: Central Air
 Easement: Of Record
 Acreage: 0.9540
 Parking Spaces: 40
 Access Roads: Public
 Traffic Count: 18800
 Tax ID: 105-0002-0035-90
 Fixtures Desc:
 Equipment:
 Tanks/Pumps:
 Truck Doors:
 Inventory:

FEATURES

Site: Commercial Area
 Parking: Private, Lot, Onsite, Asphalt
 Road Frontage: City
 Use/Type: Church, Commercial, Special Purpose
 Rooms: Office, Reception Area, Kitchen

Inside Features:

Outside Features: Sidewalks, Curb/Gutter, Lights

Tenant Pays:

Owner Pays: Taxes, All Utilities, Electricity, Gas, Water, Sewer, Insurance, Internal Maintenance, External Maintenance

Documents Avail:

MARKETING & AGENT REMARKS

This well-built brick structure is situated on two plots that together encompass a total of one acre. The property is strategically located near UC Hospital and the University of Cincinnati, offering convenient access to major amenities and institutions. The main area of the building provides 7,650 square feet of space, complemented by a spacious reception area measuring 5,700 square feet. In addition, the rear of the property is equipped with a kitchen and offices, presenting a versatile layout suitable for various uses. The site benefits from an estimated daily traffic volume of 19,000 vehicles, ensuring high visibility and accessibility. Furthermore, it is located near Interstate 71, which sees over 100,000 vehicles daily, enhancing connectivity and potential customer flow. This property offers a range of possibilities for redevelopment. Its size, layout, and prime location make it an ideal candidate for bringing your ideas to reality.

Property suffers from deferred maintenance. Water damage from leaking roof. Allow additional time to review offers.

SHOWING INSTRUCTIONS & LISTING INFORMATION

Use Sched Show Link

24 Hours Notice to Show

List Off: ARCH01 Arch Realty, LLC 513-673-4478

List Agt: 421838 Jerry Dozier 513-673-4478

Co-LOff: ARCH01 Arch Realty, LLC 513-673-4478

Co-LAgt: 202043 Lesa M Baker 513-200-6317

Sell Off:

Seller Paid Closing Costs:

\$ Amount or %:

Short Sale:

No