

33
22

jefferson avenue



CBRE

23 STUDIO UNITS MULTIFAMILY | GASLIGHT DISTRICT

CINCINNATI, OH MSA

THE OFFERING

CBRE IN + OH + KY MULTIFAMILY, AS THE EXCLUSIVE ADVISOR, IS PROUD TO PRESENT QUALIFIED INVESTORS WITH THE EXCEPTIONAL OPPORTUNITY TO ACQUIRE 3322 JEFFERSON AVENUE, A STRATEGICALLY LOCATED ASSET OFFERING SIGNIFICANT REPOSITIONING AND VALUE-ADD POTENTIAL.

Situated just 0.8 miles from the University of Cincinnati and adjacent to the UC Medical Center, this property is at the heart of Cincinnati's thriving "Eds and Meds" neighborhood within the Gaslight District. This prime location ensures unparalleled access to the major university as well as a variety of other attractions and amenities in Central Cincinnati and the neighboring submarkets.

Constructed in 1962, this 23-studio unit property (featuring a communal kitchen and several spacious shared spaces) boasts a proven history of flexible utilization, having served as a Fraternity House, Children's Hospital Patient Family Housing, and an Event Space. This operational versatility highlights its inherent adaptability.

This acquisition offers investors a unique chance to implement a transformative value-add renovation strategy, leveraging its adaptable layout for repositioning into student housing, extended-stay, boutique hospitality, or other community-focused living concepts. The property's diverse past maximizes upside for a visionary buyer.

WWW.CBRE-3322JEFFERSON.COM



23 Studio Units



Laundry On Each Floor



12 Parking Spaces



Several Large Communal Areas



Spacious Communal Kitchen



Cathedral Ceilings

