

FOR SALE



OFFICE / FLEX WITH YARD · SOUTH FAIRMOUNT

2130 Osterfeld Street

Cincinnati, Ohio 45214

SALE PRICE	BUILDING SIZE	LOT SIZE	PRICE / SF	YEAR BUILT
\$549,900	6,908 SF	4.749 AC	\$79.60	1962

PROPERTY OVERVIEW

2130 Osterfeld Street offers a 6,908 square foot single-story brick office building on a 4.749-acre site in Cincinnati's South Fairmount neighborhood — a rare combination of finished, move-in-ready office space and substantial acreage inside the city limits.

The site includes roughly 18,000 square feet of asphalt paving, giving a contractor, service company, or fleet operator immediate parking and outdoor storage capacity that is difficult to replicate this close to the urban core.

INVESTMENT HIGHLIGHTS

- **4.749 acres** — rare in-city acreage with expansion room
- **~18,000 SF paved** area for parking, fleet, or storage
- Built-out offices, conference room, and open work areas
- Priced at **\$79.60/SF** — ideal owner-user opportunity
- Minutes to I-75, Queen City Ave, and Downtown Cincinnati

OFFERING PRICE	BUILDING SIZE	PRICE PER SF	SITE
\$549,900	6,908 SF	\$79.60	4.749 Acres

All information contained herein has been obtained from sources deemed reliable, including the Hamilton County Auditor; however, Dwyer Commercial Real Estate LLC makes no guarantee, warranty, or representation as to its accuracy or completeness. Building size, lot dimensions, zoning, and permitted uses are approximate and should be independently verified by the buyer and the buyer's advisors prior to any commitment. All offerings are subject to prior sale, change in price, or withdrawal without notice.

Matt Morris
VICE PRESIDENT
(513) 532-4909
MMorris@DwyerCRE.com

John F. Dwyer
PRESIDENT & CEO
(513) 784-1776
JFDwyer52@gmail.com

DWYER COMMERCIAL
REAL ESTATE LLC
DWYERCRE.COM



BUILDING & INTERIORS



PROPERTY SPECIFICATIONS

ADDRESS	2130 Osterfeld St
CITY / STATE / ZIP	Cincinnati, OH 45214
PARCEL ID	169-0005-0046-00
PROPERTY TYPE	Office — 1 Story
BUILDING SIZE	6,908 SF
CEILING HEIGHT	9'
CONSTRUCTION	Brick

SITE & TAX

LOT SIZE	4.749 Acres
SITE IMPROVEMENTS	18,000 SF Asphalt
YEAR BUILT	1962
TAX DISTRICT	CINTI CORP-CINTI CSD
ANNUAL TAXES	\$3,206
SALE TYPE	Owner-User / Investment
DELIVERY	Negotiable

Matt Morris
VICE PRESIDENT
(513) 532-4909
MMorris@DwyerCRE.com

John F. Dwyer
PRESIDENT & CEO
(513) 784-1776
JFDwyer52@gmail.com

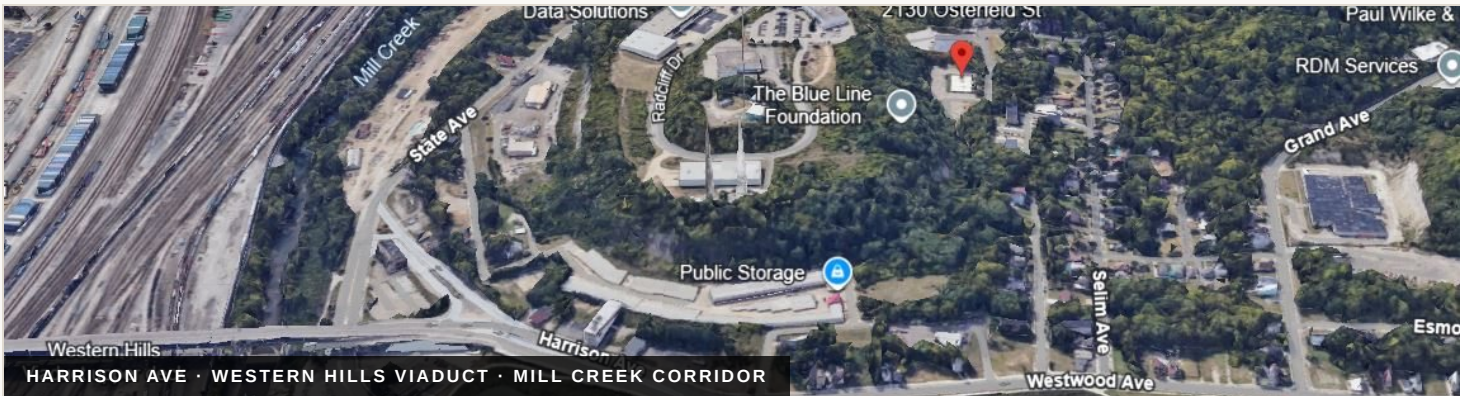
DWYER COMMERCIAL
REAL ESTATE LLC
DWYERCRE.COM



SITE AERIAL



TRADE AREA



AREA CONTEXT

- **Harrison Ave corridor** — direct access to the neighborhood's main commercial artery
- **Western Hills Viaduct** — minutes to Downtown and the Mill Creek industrial spine
- **I-75 access** via Harrison Ave and Queen City Ave
- **Established business neighbors** including light industrial and service users

KEY FIGURES

SALE PRICE	\$549,900
PRICE / SF	\$79.60
BUILDING	6,908 SF
SITE	4.749 Acres
PAVED AREA	18,000 SF
PARCEL	169-0005-0046-00

Aerial imagery is provided for general orientation only and is not a survey. Parcel boundaries shown or implied are approximate. All information obtained from sources deemed reliable, including the Hamilton County Auditor; Dwyer Commercial Real Estate LLC makes no guarantee or warranty as to accuracy or completeness.

Matt Morris
VICE PRESIDENT
(513) 532-4909
MMorris@DwyerCRE.com

John F. Dwyer
PRESIDENT & CEO
(513) 784-1776
JFDwyer52@gmail.com

DWYER COMMERCIAL
REAL ESTATE LLC
DWYERCRE.COM

