

★ Opportunity Zone



REPUBLIC  
COMMERCIAL REAL ESTATE

# 16 Gordon Avenue

\$175,000

Hamilton, Ohio 45013 | Former Church | Shell Condition | Qualified Opportunity Zone

2,112 SF  
Main Level

2,112 SF  
Basement

4,224 SF  
Total Building

0.19 Ac  
Lot Size

# Property Overview

Asking Price:  
**\$175,000**

Total Building SF:  
**4,224 SF**

Price Per SF:  
**\$41.43**

Zoning:  
**TN-3**

Lot Size:  
**0.19 Ac**

Lot SF:  
**8,124 SF**

Interior Condition:  
**Shell**

Opportunity Zone:  
**OZ**

- ✓ Solid brick construction
- ✓ 2,112 SF main level + 2,112 SF full basement
- ✓ Interior stripped to shell
- ✓ Dedicated surface parking lot
- ✓ Qualified Opportunity Zone
- ✓ Less than 1 mile from Spooky Nook
- ✓ Zoned TN-3
- ✓ Parcel P6411-031-000-097



# Exterior Gallery

16 Gordon Avenue · Hamilton, Ohio 45013



# Interior — Shell Condition

Blank Canvas Ready for Custom Build-Out

## A True Blank Canvas

The interior of the property has been left in its shell condition, presenting a unique opportunity for a complete custom build-out. This raw space offers limitless potential for creative design and a layout tailored to specific business needs.

- 2,112 SF Main Level with open floor plan
- Full basement provides significant additional space
- Exposed wood framing and trusses create character
- Distinctive arched windows offer ample natural light
- Ideal for unique commercial or creative use
- Qualified Opportunity Zone investment benefits





# Qualified Opportunity Zone

Census Tract 39017014700 · Butler County, Ohio

★ OZ Designated

The Qualified Opportunity Zone (QOZ) program is a permanent federal community development incentive. It provides substantial tax benefits to investors who reinvest unrealized capital gains into designated zones, fostering long-term economic growth and investment in targeted areas.

## Capital Gains Deferral

Defer paying taxes on reinvested capital gains until the earlier of the investment's sale or December 31, 2026. This provides immediate tax relief and maximizes investable capital.

## 10% Basis Step-Up at 5 Years

Hold the QOZ investment for at least 5 years to receive a 10% increase in the tax basis of the deferred gains, permanently reducing the taxable amount by 10%.

## 100% Tax-Free Appreciation After 10 Years — The Big One

If the QOZ investment is held for 10 years or more, any appreciation on the investment itself is permanently tax-free. This is the most significant long-term benefit, offering a zero-tax exit.

## Substantial Improvement Requirement

To qualify, the investment must substantially improve the property within a specific timeframe, ensuring that the capital actively contributes to the zone's revitalization and economic development.

Disclaimer: The information provided regarding the Qualified Opportunity Zone program and its associated tax benefits is for informational purposes only and is based on IRS regulations as of the date of presentation. Investors should consult with qualified tax professionals for advice specific to their individual circumstances. Republic Commercial Real Estate does not provide tax or legal advice.

# Location & Market Context

## Spooky Nook Proximity · Hamilton Development Pipeline



### Less Than 1 Mile from Spooky Nook Sports

Spooky Nook Champion Mill — the nation’s largest indoor sports complex — drew over 1 million visitors in 2025. This single anchor has catalyzed **\$500M+** in announced development across downtown Hamilton, creating sustained demand for hospitality, office, retail, and mixed-use space in the immediate area.

### Hamilton Development Pipeline

Project	Investment	Status
Spooky Nook Champion Mill	\$165M	Open / 1M+ visitors
Crawford Hoying Mixed-Use	\$150M+	Under Development
Municipal Hotel (Marriott)	\$50–60M	Construction 2026
Dual Hilton Hotel	\$28.8M	Construction 2026
Well House Hotel (Tapestry)	~\$10M	Open Dec 2024
Third Eye Brewing	\$3M+	Complete

Hamilton City Manager: deal flow is “more robust than at any point” in his tenure.





# Explore the Property in 3D

Take a fully immersive Matterport virtual tour of 16 Gordon Avenue. Walk every room, measure spaces, and experience the property from anywhere.

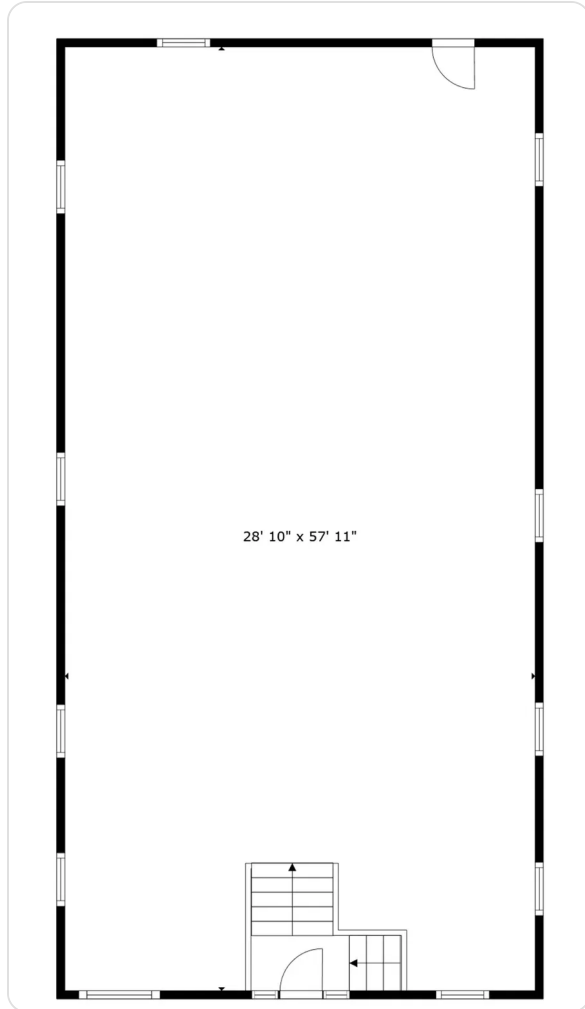
[Launch 3D Virtual Tour →](#)

<https://my.matterport.com/show/?m=jL3dhPYi9ry>



# Floor Plan

16 GORDON AVENUE · MAIN LEVEL



## MAIN LEVEL DIMENSIONS

**28' 10" × 57' 11"**

**2,112 SF**  
MAIN LEVEL

**2,112 SF**  
BASEMENT

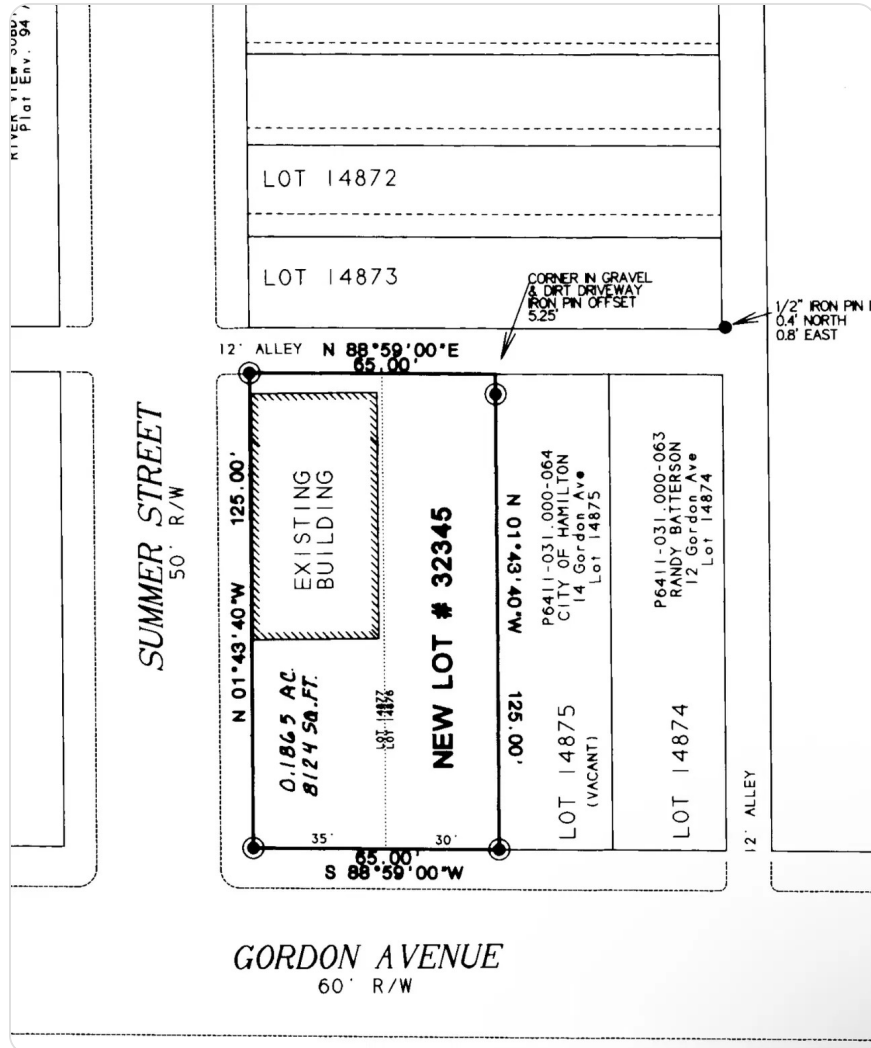
**4,224 SF**  
TOTAL BUILDING

[View 3D Virtual Tour](#)

Click to explore the full property in Matterport 3D

# Survey & Site Plan

16 GORDON AVENUE · NEW LOT #32345 · HAMILTON, OHIO

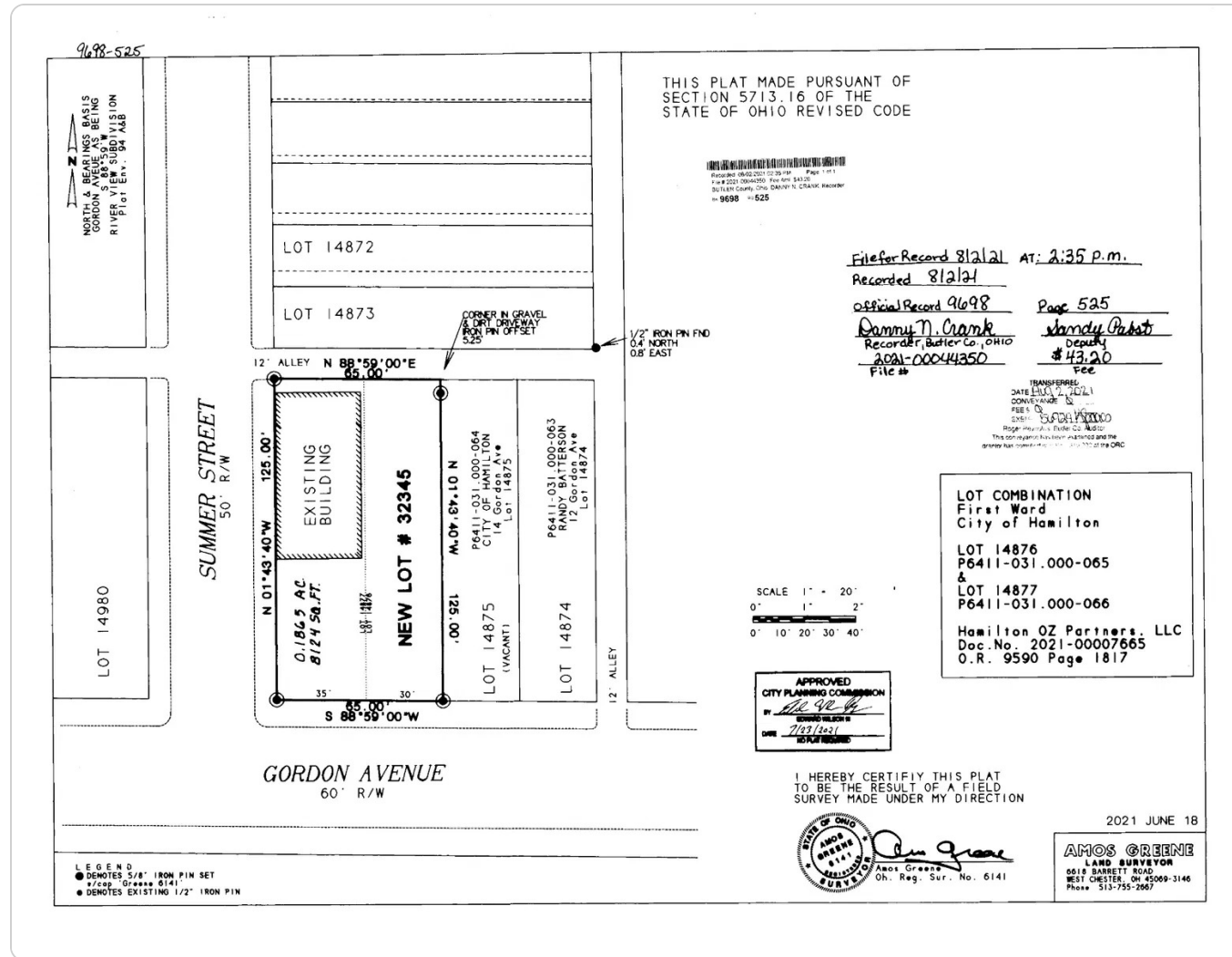


## LOT DATA

LOT NUMBER	<b>New Lot #32345</b>
PARCEL ID	<b>P6411-031-000-097</b>
LOT SIZE	<b>0.1865 Ac / 8,124 SF</b>
FRONTAGE	<b>65' on Gordon Avenue</b>
DEPTH	<b>125'</b>
NORTH	<b>12' Alley</b>
WEST	<b>Summer Street (50' R/W)</b>
SOUTH	<b>Gordon Avenue (60' R/W)</b>
EAST NEIGHBOR	<b>Lot 14875 — Vacant (City of Hamilton)</b>
BEARING	<b>N 88°59'00"E / S 88°59'00"W</b>

# Survey — Official Replat

RECORDED 8/12/21 · DOC NO. 2021-00044350 · O.R. 9698 PG. 525



## RECORDING DETAILS

FILED  
8/12/21 at 2:35 PM

OFFICIAL RECORD  
O.R. 9698, Page 525

DOC NUMBER  
2021-00044350

RECORDER  
Danny N. Crank — Butler Co., Ohio

LOT COMBINATION  
Lots 14876 & 14877 → New Lot  
#32345

OWNER OF RECORD  
Hamilton OZ Partners, LLC

SURVEYOR  
Amos Greene (Oh. Reg. Sur. No. 6141)


SURVEY DATE  
June 18, 2021

PLANNING APPROVAL  
City of Hamilton (Approved 7/03/2021)



# Nick Barela

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 Greater Cincinnati & Northern Kentucky

## 16 Gordon Avenue

Hamilton, Ohio 45013 · Parcel: P6411-031-000-097

Asking Price: **\$175,000**



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