

FOR SALE

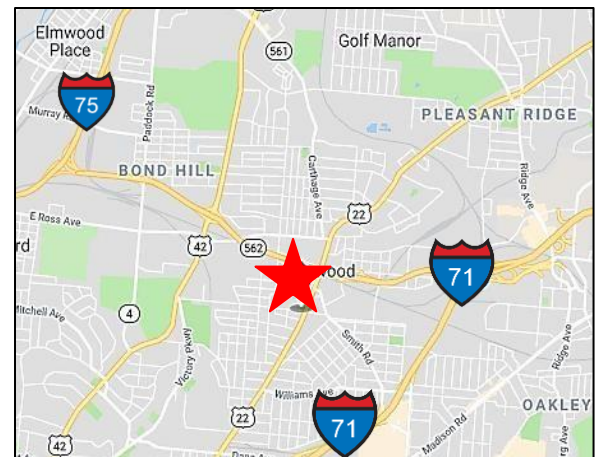
**4101 Montgomery Road
Cincinnati, Ohio 45212**

**NEW LISTING!
Office / Retail /
Showroom for Sale**



PROPERTY FEATURES:

- ❖ Retail / Office / Showroom / Rear Garage Space available for sale
- ❖ 14,998 SF / three (3) Floors Plus Basement
- ❖ One (1) Drive-In Door
- ❖ One (1) Freight Elevator
- ❖ Located within the City of Cincinnati
- ❖ Opportunity to purchase below replacement cost with upside potential
- ❖ Zoning: GBD; General Business District
- ❖ Asking Price: \$1,200,000



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**JEFF WOLF
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LOCATION:	City of Cincinnati / Hamilton County
TOTAL SQUARE FEET:	14,998 SF / three (3) Floors Plus Basement
YEAR BUILT:	1896
DRIVE-IN DOORS:	One (1) Drive-in Door / One (1) Freight Elevator
CEILING HEIGHT:	12' – 18'
CONSTRUCTION:	Masonry / Steel Construction
ZONING:	GBD – General Business District
ROOF:	1990
HEATING & A/C:	Gas Furnace
LIGHTING:	Fluorescent

Key Highlights

- Multiple office with water hook up
- Flexible layout with multiple potential uses
- Strategic location in Norwood on the bus line and minutes to the interstates
- Large, adaptable footprint
- Excellent value-add or owner-user play
- Parking limitations require creative planning—but open the door to unique redevelopment or shared-use solutions

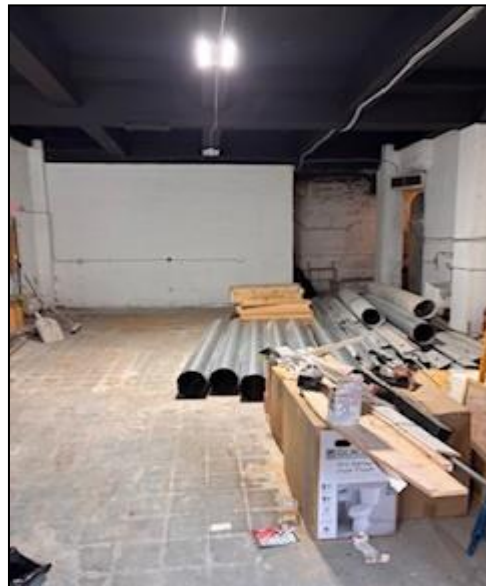
This versatile 14,100 SF property offers a unique investment or occupancy opportunity in a high-demand area. With flexible configurations from 500 SF up to the full building - 14,100 SF, the space is ideal for a wide range of uses - including retail, office, showroom, and automotive garage.



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Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Smith Rd	Elm Ave, N	13,786	2018	0.17 mi
Smith Rd	Elm Ave, S	4,262	2018	0.18 mi
Montgomery Rd	Maple Ave, SW	33,918	2018	0.21 mi
Montgomery Rd	Weyer Ave, SW	17,977	2018	0.25 mi
Montgomery Rd	Norwood Lateral Pkwy, N	18,747	2018	0.30 mi



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