



2601 & 2615 Melrose Ave Cincinnati, OH 45206

Office Buildings for Sale

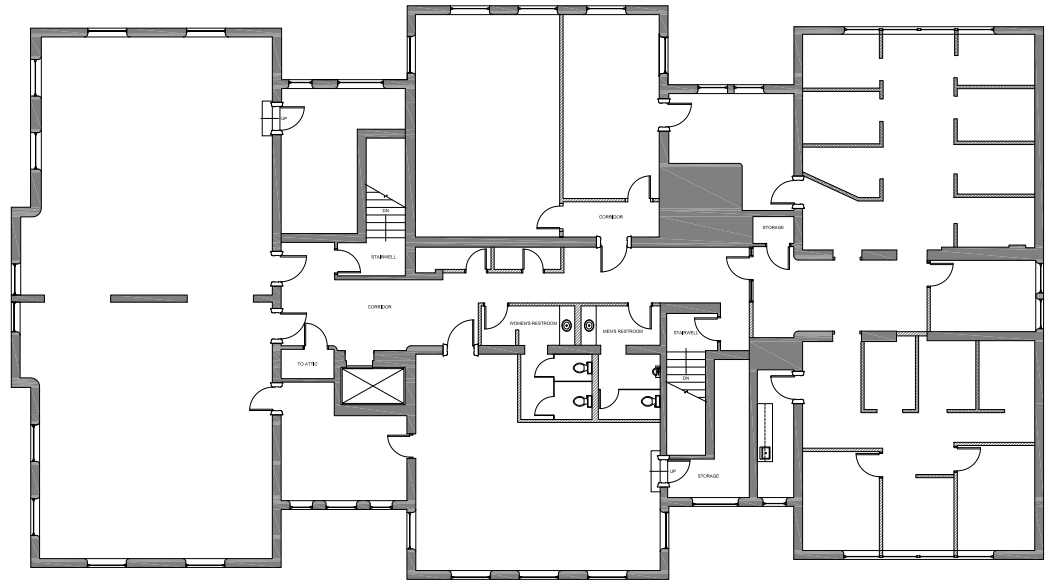
Features

- 37,750 SF Building
- Asking \$1,450,000

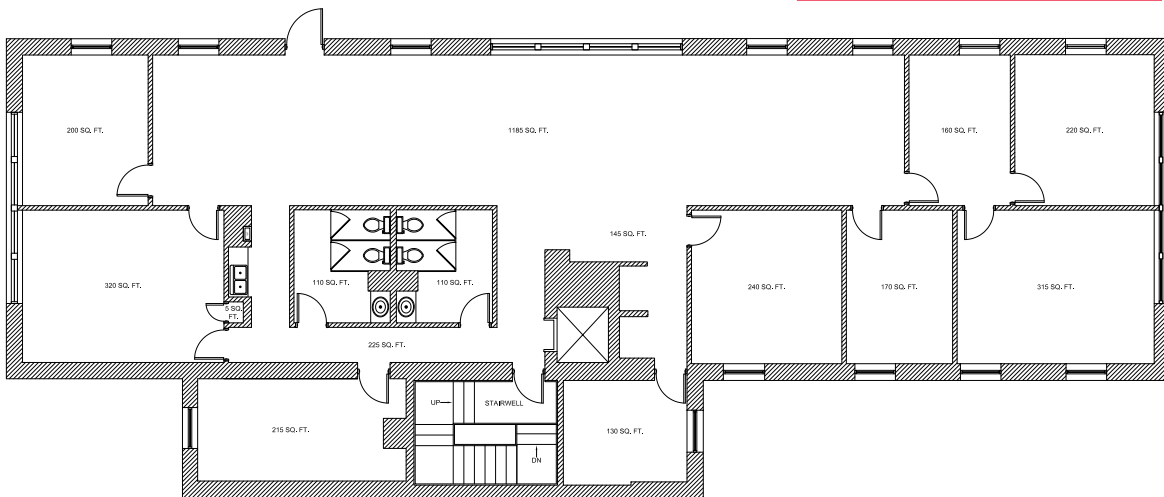


Building Floor Plans and Photos

2601 Melrose Layout



2615 Melrose Layout



Building Specification

Square Footage:

2601 Melrose – 27,600 SF + lower level

2615 Melrose – 10,150 SF

Municipality:

City of Cincinnati (Walnut Hills)

Zoning:

OL (Office Limited)

Land:

1.36 Acres Total

Roof:

2601 – Asphalt shingle

2615 – Rubber membrane

Real Estate Taxes:

2601 – \$27,180

2615 – \$14,270

\$41,450

Year Built:

2601 in 1871

2615 in 1901

Elevator:

1 in 2601 Building and 1 in 2615 Building

Restroom:

Men's and Women's on each floor

Heating:

2601 – Boiler heat

2615 – Roof-top heat pump system

Cooling:

2601 – Water source heat pump cooling tower

2615 – Roof-top heat pump system

Sprinkler System:

Wet system including attic space

Parking:

75 Spaces

Life Safety:

New system installed in 2012

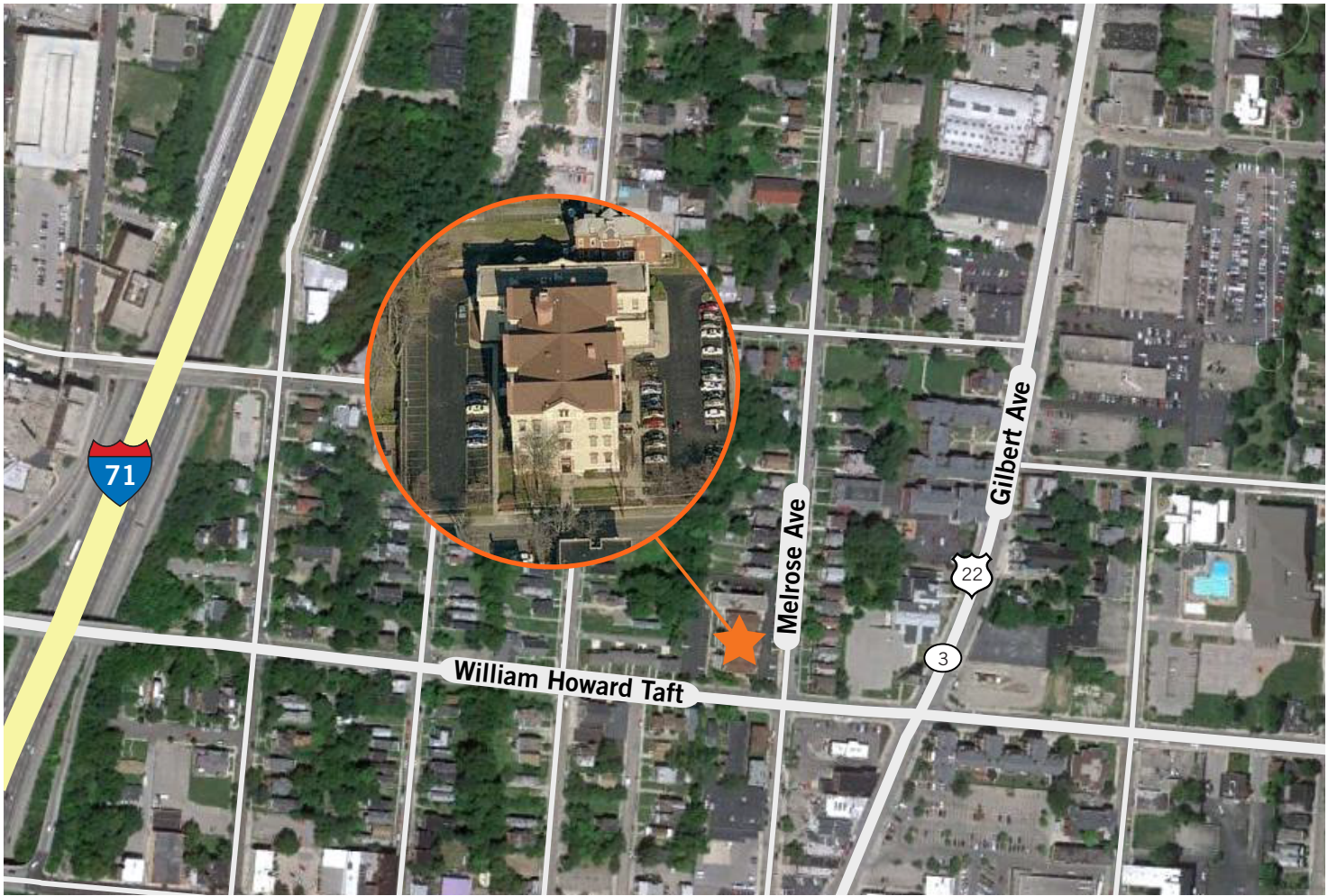
Tenants

2615 Melrose Building:

<u>Tenant</u>	<u>Expiration</u>	<u>SF</u>	<u>Rental Income</u>
A Better Place Learning Center	October 2015	10,150 SF	\$94,750.00 / year

History

The Cummins School is a historic former school building. Built in 1871 in the neighborhood of Walnut Hills, it was later used as a model for the construction of other city school buildings. Designed by Samuel Hannaford, the Cummins School is a 3 1/2-story building. The building as a whole was built in the Italianate Style. Among its distinctive features are wrought iron stairways, ornamental wooden frames around the doors and windows, and wainscoting. The building as a whole was laid out in the shape of a double letter "E" to allow each room an increased amount of window space. More than thirty years after the building's construction, it was expanded by the addition of a small Neoclassical structure on its rear now used as a daycare. In 1986, the Cummins School was listed on the National Register of Historic Places in recognition of its historically significant architecture. In 1991 the school was renovated at the cost of approximately \$2,100,000.



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