

FOR SALE

**313-315 W. Fifth Street**

Cincinnati, OH 45202



**EXCELLENT VALUE & OPPORTUNITY!**



**NEW PRICE REDUCTION!**

**Property Highlights**

- Approximately 24,000 SF building for redevelopment opportunity on .143 acres
- Across from Duke Energy Center & 1 block from I-75 ramp
- 4 story building in shell condition
- Full basement for possible off-street parking garage
- Ideal layout for condo/lofts project with mixed use on 1st floor
- Frontage on Fifth Street and Perry Street (2 parcels)
- Roof top potential
- 11 stories of air rights
- Offered at ~~\$749,900~~ \$449,900 (\$18.75 PSF)



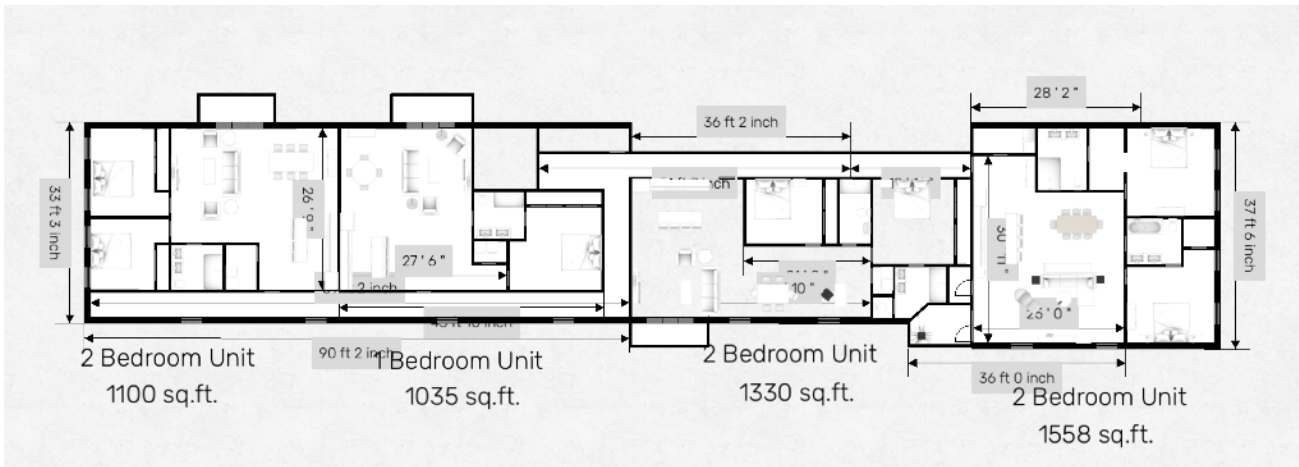
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## Sample Floor Plan for Re-Development

### Property Details

Location	Cincinnati, OH (downtown)
Building Type	Free-standing building with 11 stories of air rights
Available SF	Approximately 24,000 SF
Parcel Number	145-0001-0008-00 & 145-001-0024-00 (Hamilton County auditor)
Year Built	1860/1915
Parking	Possible 16-18 stalls with LL parking
Possession	At closing
Taxes	\$3,508/half (both parcels)
Offering Price	<del>\$749,900</del> \$449,900 (\$18.75 PSF)

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The reputation for results.*

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