



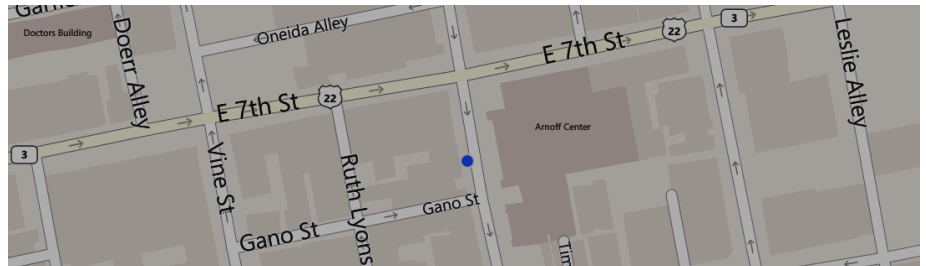
For Sale

1st Floor of Gibson Loft

\$649,000

637-639 Walnut Street

Cincinnati, Ohio 45202



Nick Barela [in](#) [t](#) [f](#)

President, Principal

Roy Webb [in](#) [t](#) [f](#)

Vice President

M: 513-549-0090

F: 513-549-0091

Republic Commercial Real Estate

5884 Woodbridge Lane

West Chester, Ohio 45069

www.republic-cre.com

- * Two doors down from the new [21c Museum Hotel](#)
- * Across the street from the [Aronoff Center](#)
- * Long term lease by [Scene Ultra Lounge](#)
- * Part of Cincinnati's Back Stage District
- * Tenant pays the condo association fee
- * Investment consists of two (2) units
- * Absolute NNN lease
- * 3% annual increase
- * NOI is \$43,500

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation. Broker Nick Barela has an ownership interest in this property.