

FOR SALE



**WPA**

WRIGHT PROPERTY ADVISORS

8241 Cornell Road, Suite 210  
Cincinnati, OH 45249

**COMMERCIAL PROPERTY  
FOR SALE**

**9350-9400 READING ROAD  
CINCINNATI, OH 45215**



## BRAD WRIGHT

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# OVERVIEW

A well-located mixed-use property in the heart of Reading, comprising multiple structures on three parcels. The structures include a two-story 8,047 SF commercial building with street-level retail on the first floor and an updated medical office on the second floor, a two-family residential building, and a detached two-car garage. It is situated in a high-traffic area, presenting a tremendous opportunity for an owner-occupier and/or an investor.





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# DETAILS

<b>COUNTY</b>	Hamilton
<b>MUNICIPALITY</b>	City of Reading
<b>PARCEL IDS</b>	671-0002-0105-00, 671-0002-0011-00, 671-0002-0012-00
<b>TOTAL BUILDING SIZE</b>	8,047 SF (commercial); 1,728 Sf (residential)
<b>YEAR BUILT</b>	1954 (commercial); 1880 (residential)
<b>LAND</b>	0.687 Acres (per county auditor)
<b>ZONING</b>	Reading Road General Commercial Overlay District (City of Reading: 513.733.3725)
<b>CONSTRUCTION</b>	Masonry/Frame on slab w/partial basement (commercial); Wood frame (residential)
<b>ROOFS</b>	Membrane, replaced in 2019 (commercial); Pitched shingle (residential)
<b>PARKING</b>	+/- 39 Spaces
<b>HEATING</b>	Forced Air
<b>AIR CONDITIONING</b>	Forced Air
<b>SECURITY SYSTEM</b>	Partial, per suite
<b>GAS &amp; ELECTRIC</b>	Duke Energy (800.544.6900)
<b>WATER &amp; SEWER</b>	Reading Water Department (513.733.3725)
<b>TAXES (2022)</b>	\$16,208.52
<b>SALE PRICE</b>	\$475,000

The information contained herein was lawfully obtained from sources we consider reliable. Wright Property Advisors, LLC is not responsible and expressly disclaims all liability, 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.

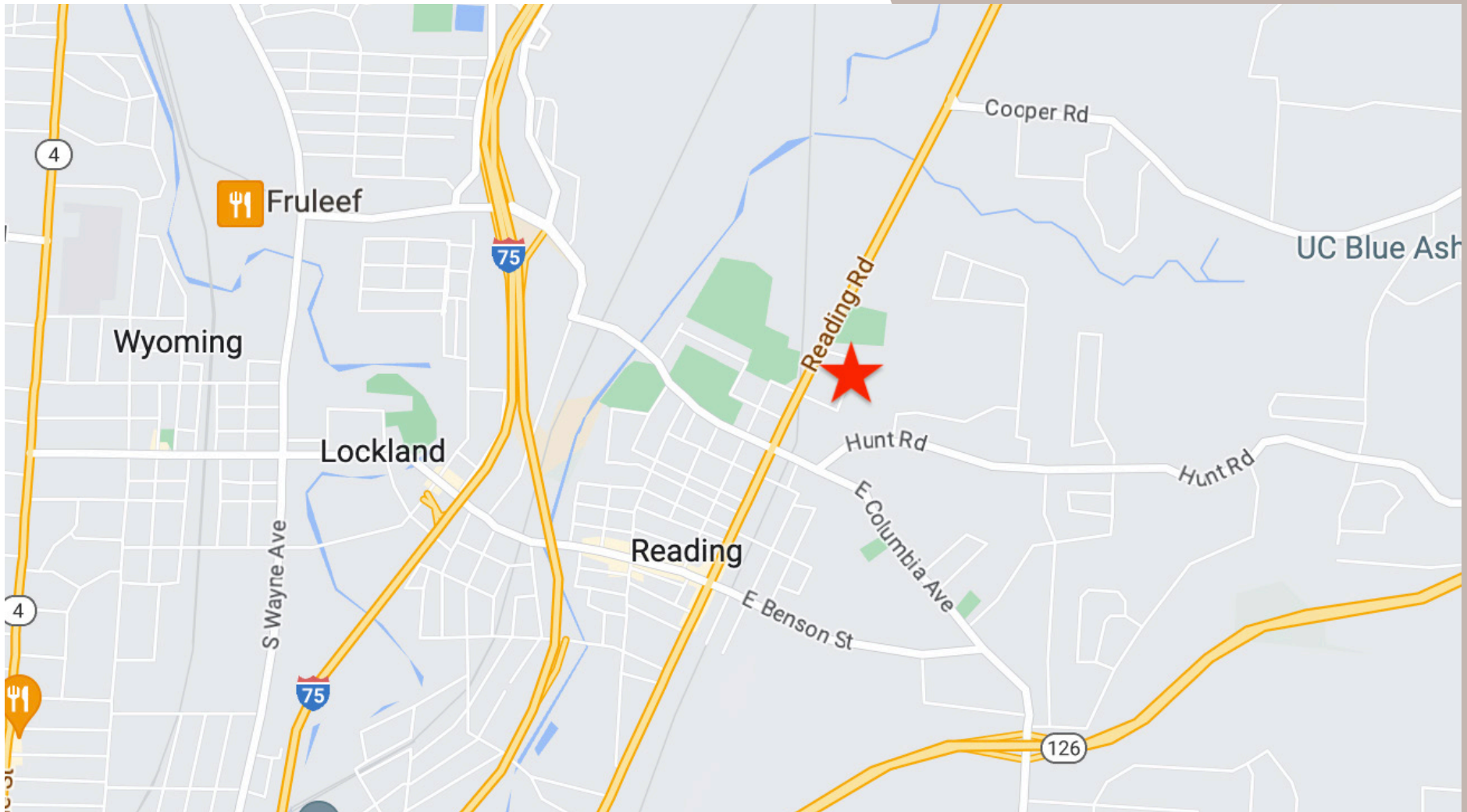




**AERIAL**

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# LOCATION

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