

EVENT CENTER | THE WILLIAMS FRANCES THEATRE



FOR SALE | \$490,000 | 12,280 SQFT | 6819 VINE STREET, CINCINNATI, OH 45216



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6819 VINE STREET, CINCINNATI, OH 45216

FOR SALE 3CRE

THE OFFERING:

3CRE is pleased to present 6819 Vine Street, a unique commercial investment opportunity located in the Carthage neighborhood of Cincinnati, Ohio. Originally constructed in 1928, the substantial 12,280-square-foot property spans four total floors and has undergone comprehensive, significant modern renovations completed in 2025. Identified by Parcel ID 241-0001-0137-00, this versatile asset is offered at an asking price of \$490,000. To provide immediate, day-one value to an incoming investor, the transaction also includes select inventory and property assets within the sale price, making it an attractive turnkey opportunity with minimized initial capital expenditure.

Strategically positioned along Vine Street, the property benefits from strong visibility and consistent traffic within one of Cincinnati's established urban corridors. Located in the centrally positioned Carthage market, the asset is surrounded by a dense mix of residential developments, local retail corridors, and an active consumer base. Its convenient proximity to major regional thoroughfares and central Cincinnati destinations supports long-term occupant performance and enhances the property's enduring investment appeal.

PROPERTY HIGHLIGHTS:

- **List Price:** \$490,000
- **Location:** 6819 Vine Street, Cincinnati, OH 45216 (Carthage neighborhood)
- **Parcel ID:** 241-0001-0137-00
- **Property Size:** 12,280 Sq. Ft. across four floors
- **Condition:** Originally built in 1928, the building features extensive, high-end renovations completed in 2025
- **Included in Sale:** Select furniture, fixtures, and inventory are included with the sale
- **Occupancy:** Owner currently operating, will vacate upon sale
- Currently set up as an Event Center





Inventory List	
Space	Notes
Music Recording Studio – Top Floor	All music equipment, video equipment, and furniture will be removed upon the sale of the building.
3rd Floor Theatre and Surrounding Rooms	All music, video equipment and furniture will be removed from these areas upon sale of building
Mezzanine Level – Rear of Building	All music equipment, video equipment, treadmill, clothing, and TV will be removed upon the sale of the building.
First Floor Theatre	1. All music and video equipment will be removed upon sell of building 2. All TVs, shall stay with building upon sale of building
Kitchen Area	All kitchen equipment, including all chairs and tables, shall remain with the building upon the sale.
Bar Area	All bar equipment shall remain with the building upon the sale.
Lower-Level Lounge	All music equipment, video equipment, artwork, and furniture will be removed upon the sale of the building.
Vault and Utility Rooms	All vault contents will be removed upon the sale. All utility area items will be removed upon the sale of the building.
Building-Wide Items	All keys, access codes, and TV remotes shall be turned over to the buyer upon the sale of the building.
Event Center	Dark blue chairs and tables shall remain with the building for future use.

Improvement List	
Lower-Level Lounge Area	2025
- Resurfaced the floor. - Added non-bearing walls. - Installed additional electrical outlets. - Added a bar area. - Installed new lighting. - Added furniture, including a loveseat, couch, and other furnishings.	
First Floor Theatre	2018
- Hired an architect to prepare plans for the entire building, including surrounding parking, ADA accessibility, and future improvements. - Updated electrical and plumbing systems. - Constructed the bar area. - Added an ADA-compliant restroom, including new plumbing, fixtures, stalls, and finishes. - Installed the bar and all related fixtures and appliances. - Added a DJ area with new electrical outlets. - Installed three large window air conditioning units with dedicated 240-volt electrical outlets. - Hired a painting contractor to repaint the entire theatre from top to bottom. - Resurfaced the floor. - Installed code-compliant exit doors for proper egress. - Hired an electrical contractor to install the building-wide fire protection system, including conduit and wiring, followed by system startup.	
	2019
- Soundproofed the theatre. - Installed a professional sound system, speakers, projection system, televisions, and internet service.	
	2024
Purchased and installed new commercial kitchen appliances, including: Commercial stove, Refrigerator, Freezer, and Deep fryer	
	2025
- Refinished and repainted the ceiling. - Renovated closets. - Installed a new door.	

Improvement List

Mezzanine Level

2019

- Renovated the men's and women's restrooms.
- Updated plumbing.
- Installed new flooring.
- Replaced sinks.
- Added restroom stalls and toilets.
- Installed fire protection.
- Updated lighting.

Rear Office/Storage Area

2019

- Updated electrical service.
- Repainted the room.

Third Floor Theatre

- Painted the theatre.
- Installed fire protection.
- Updated lighting.
- Installed door push hardware.

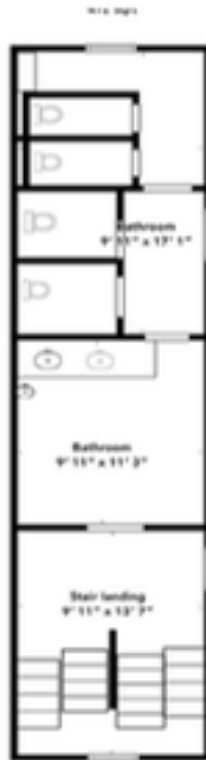
Music Recording Studio – Top Floor

- Updated flooring for a professional recording studio.
- Constructed studio walls.
- Installed new lighting.
- Installed a professional sound system.
- Added music recording equipment.
- Updated electrical service.
- Constructed a sound booth.

Total Square Footage: 12,280



Floor 1
3507sqft



Floor 2
472sqft



Floor 3
3509sft



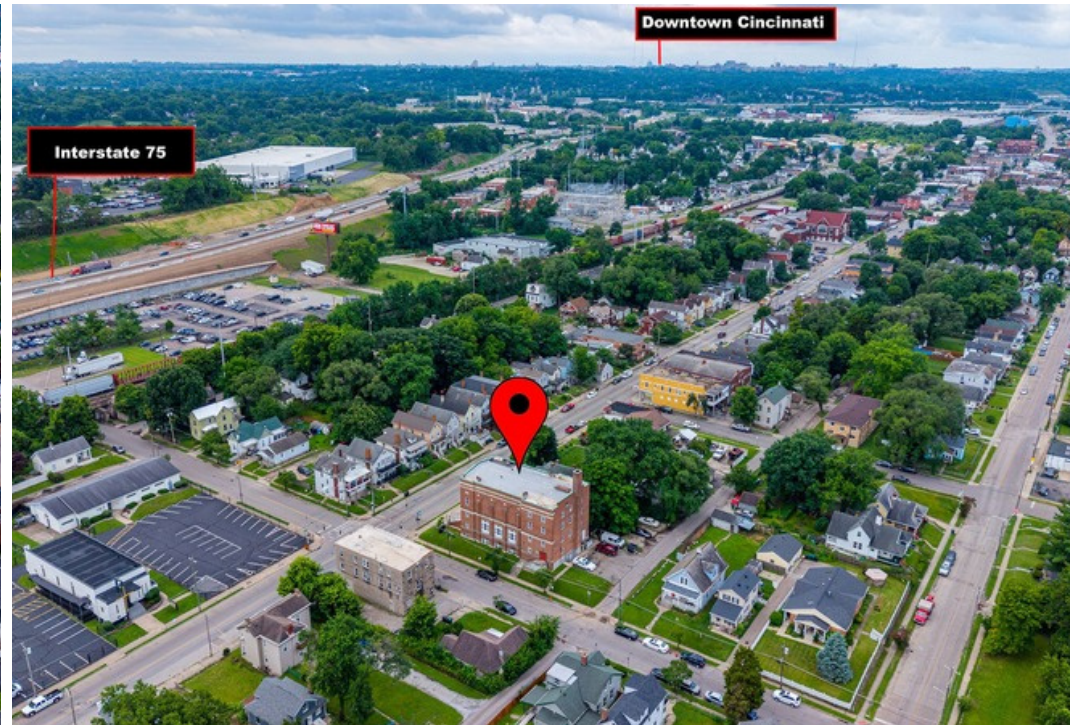
Floor 4
1215sqft



Lower Level
3577sqft





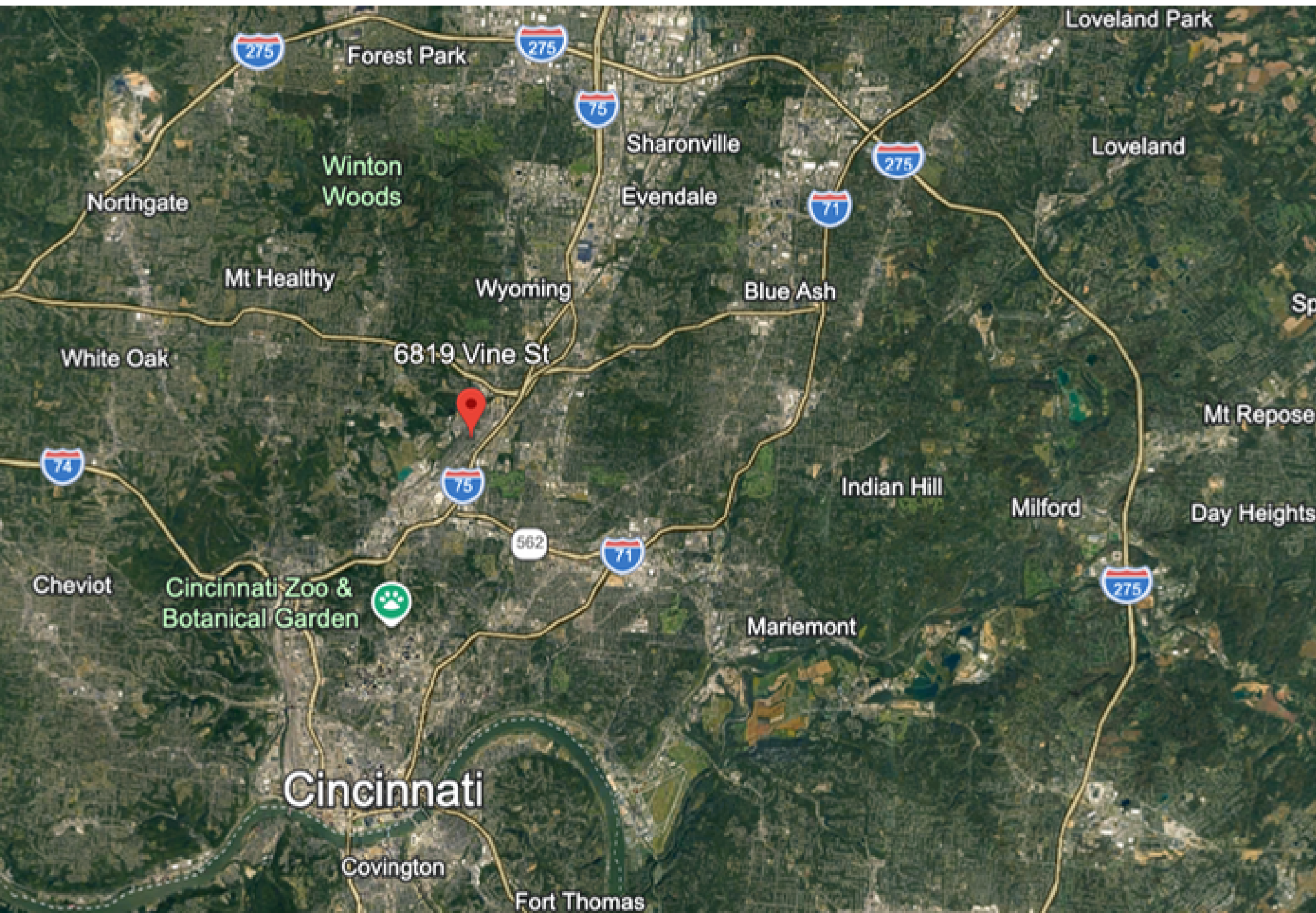




Additional Parking

Parking

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3CRE CAPITAL MARKETS



3CRE Capital Markets is a commercial mortgage banking firm focused on delivering tailored debt solutions for real estate investors. The firm provides capital advisory services across a range of asset classes, including multifamily, industrial, retail, office, hospitality, and special-use properties. With an extensive network of underwriters, 3CRE Capital structures financing aligned with each client's strategy, including acquisition financing, refinancing, construction loans, bridge financing, and permanent debt placement.

The firm differentiates itself through a relationship-driven approach, combining market expertise with disciplined underwriting. Working closely with clients from initial analysis through closing, 3CRE Capital ensures a seamless transaction experience while serving as a trusted partner for both new investors and those growing their portfolios.

Please contact our team for acquisition financing at capitalmarkets@3cre.com or (513) 745-9333



Cincinnati

OHIO



METRO AREA STATISTICS

2.27 MM
POPULATION

81K
HOUSEHOLD
INCOME

3.6%
UNEMPLOYMENT

FORTUNE 500

- NO. 27 - *KROGER*
- NO. 51 - *PROCTER & GAMBLE*
- NO. 118 - *GE AEROSPACE*
- NO. 310 - *WESTERN & SOUTHERN*
- NO. 320 - *FIFTH THIRD*
- NO. 371 - *CINCINNATI FINANCIAL*
- NO. 427 - *CINTAS*
- NO. 460 - *AMERICAN FINANCIAL*

CINCINNATI ACCOLADES

Best City for Young Professionals
Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.
Ranked #18 – U.S. News & World Report (2023)

Best Mid-Size City for Job Growth
Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche
- Niche (2024)

Cincinnati Children's ranked #1
Children's Hospital
- US News & World Report



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DISCLAIMER



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