



MIXED-USE · 3,500 +/- SF · OFFICE/WORKSHOP + 2 APARTMENTS · WEST PRICE HILL, CINCINNATI 45214
OPPORTUNITY ZONE · 8.62 +/- ACRES

2344

WYOMING AVENUE

WEST PRICE HILL · CINCINNATI, OHIO 45214

LIST PRICE
\$279,000

3,500 SF

BUILDING SIZE

8.62 AC

LOT SIZE

CC-A

ZONING

1870

YEARBUILT

PROPERTY SPECIFICATIONS

- Parcel ID 204-0018-0011-00
- Address 2344 Wyoming Ave, Cincinnati OH 45214
- Building Size 3,500 SF +/-
- Garage/Workshop
- Frontage on Wyoming Ave
- Zoning CC-A — Commercial
- Parking On-Site
- Built 1870
- Tax District: CINTI CORP

PROPERTY HIGHLIGHTS

- **Opportunity Zone —**
Located in a designated Opportunity Zone —
Mixed-Use: Retail + 2 Apartments +
- **Workshop**
1,750 SF commercial ground floor with 2
residential apartments above, plus a ~1,700 SF
garage/workshop — three income sources
- **Extraordinary 8.62 +/- Acre Urban Lot**
Massive hillside parcel behind the building



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2344 WYOMING AVENUE

CINCINNATI OH 45214

\$279,000 · FOR SALE

DWYER COMMERCIAL REAL ESTATE



EXTERIOR / STREET FRONT



8 +/- ACRE HILLSIDE

BUILDING BREAKDOWN

Main Building	1,750 SF · 2-Story
Ground Floor	Retail / Office · CC-A Zoned
Upper Floor	2 Residential Apartments
Garage/Workshop	1,700 SF · Bonus Structure
Total SF	3,500 +/- SF Combined
Lot Size	8.624 Acres · Mostly Hillside
Frontage	Wyoming Ave
Parking	On-Site
Year Built	1870
Zoning	CC-A · Commercial
Sale Type	Investment or Owner User

INVESTMENT SUMMARY

Sale Price	\$279,000
Price Per SF	\$79.71 / SF
Building(s) Total SF	3,500 +/- SF
Lot Size	8.624 +/- Acres
Zoning	CC-A · Commercial
Annual Tax	\$2,851.51
Tax District	CINTI CORP-CINTI CSD
Parcel	204-0018-0011-00

\$279,000

SALE PRICE

3,500 +/- SF

TOTAL BUILDING SF

8.62 AC

LOT SIZE

\$2,852/YR

ANNUAL TAXES



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AREA CONTEXT

- **Wyoming Ave Corridor**
Direct frontage — 61 ft commercial street exposure
- **I-75 Access**
Short drive to Highway access
- **Downtown Cincinnati**
10 minute drive via I-75 or Queen City Ave
- **Business District**
Large Gas Station, Hispanic and African Cuisine Adjacent
- **Western Hamilton County**
Direct Access to Multiple Neighborhoods and Schools

KEY FIGURES

\$279,000

SALE PRICE

8.62 AC

LOT SIZE

Mixed Use

PROPERTY

\$2,852

ANN. TAXES

· Parcel 204-0018-0011-00



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