

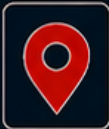


**OhioRealEstateAuctions
LLC**

**ONLINE
AUCTION**

AUCTION REDEVELOPMENT INVESTMENT PROPERTY

MIXED-USE | DOWNTOWN LOCATION | VALUE-ADD POTENTIAL



**701-711
W WYOMING AVENUE
LOCKLAND, OH 45215
HAMILTON COUNTY**

Acquire a substantial mixed-use property in the heart of Lockland. This offering includes four mixed-use buildings with more than 22,000+ SF of improvements on approximately 0.505 acres. Ideal for investors and developers seeking a value-add project with multiple income-producing possibilities, subject to municipal approvals.

BIDDING ENDS: WEDNESDAY, SEPTEMBER 2ND @ 2:30 PM



**4 MIXED-USE
BUILDINGS**



**22,239+/- SF
TOTAL IMPROVEMENTS**



**0.505+ ACRES
CORNER PARCEL**



**REAR OFF-STREET
PARKING**



**BUILT
CIRCA 1930**

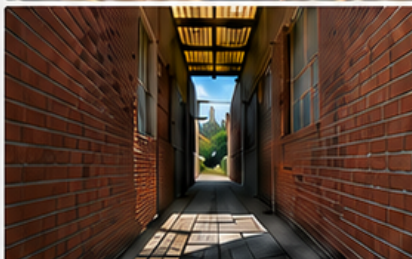


**HIGH VISIBILITY
LOCATION**

PROPERTY HIGHLIGHTS

- ✓ Five interconnected mixed-use buildings
- ✓ 22,239+/- SF total improvements
- ✓ Historic brick construction
- ✓ Two-story buildings with full basement
- ✓ Prominent corner location with excellent visibility
- ✓ Public utilities
- ✓ Rear off-street/private parking
- ✓ Unit count and future configuration subject to City of Lockland approval

BRING YOUR VISION!



INVESTOR ADVANTAGES



**FEDERALLY DESIGNATED
OPPORTUNITY ZONE**
Potential tax benefits for
qualifying investors.*



**POTENTIAL ELIGIBILITY FOR
HISTORIC REHAB &
BROWNFIELD INCENTIVES**
Subject to approval and
program requirements.

Information, Terms & Photos at:
OhioRealEstateAuctions.com

Property sold AS-IS with no contingencies.
All information is believed to be accurate but not guaranteed.
Buyers should verify all information and do not their own due diligence.



(937) 689-1846

Tim Lile ~ Auctioneer

TimLileAuctioneer@gmail.com

*Consult your advisory regarding Opportunity Zone
tax incentives and other potential benefits.

SELLING IN COOPERATION WITH:

**exp
REALTY**