

1703 Dale Road

Cincinnati, Ohio 45237 • Bond Hill, Hamilton County

OFFERED AT
\$395,000



OFFERING SUMMARY

SALE PRICE \$395,000	BUILDING SIZE ±1,682 SF	PRICE / SF ±\$235
LOT SIZE 0.192 AC	ZONING CC-M-T	YEAR BUILT 1936

PROPERTY HIGHLIGHTS

- Own a piece of Bond Hill history — a distinctive corner landmark, originally built in 1936 as the neighborhood library.
- Reconfigured as bright, flexible office space with soaring ceilings and abundant natural light.
- Solid brick construction with a full lower level and two half-baths.
- Corner lot with a fully fenced rear yard — room for additional parking or future expansion.
- Flexible CC-M-T zoning suits office, medical, childcare, retail, professional, community/church, or mixed-use.
- Minutes from I-75 with quick access via the Norwood Lateral and Reading Road.

PROPERTY OVERVIEW

Own a piece of Bond Hill history. Originally built in 1936 as the neighborhood library, this ±1,682 SF corner landmark has been thoughtfully reconfigured into bright, flexible office space. Inside are soaring ceilings, abundant natural light, a full lower level, and two half-baths — all in solid brick construction. The corner lot includes a fully fenced rear yard with room for additional parking or future expansion. With flexible CC-M-T zoning and a location just minutes from I-75, the building lends itself to an owner-user or investor across a wide range of uses.

BUILDING & SITE FACTS

Building Size	±1,682 SF	Year Built	1936
Stories	One + full lower level	Construction	Brick
Restrooms	Two half-baths	Foundation	Poured
Roof	Shingle	Heating	Forced air, natural gas
Cooling	Window units	Water / Sewer	Public / Public sewer
Parking	Off-street lot + on-street	Rear Yard	Fully fenced
Total Buildings	1	Occupancy	Delivered at closing
Zoning	CC-M-T	Parcel ID	119-0002-0394-90

Permitted uses under CC-M-T include *office, medical, childcare, retail, professional, showroom, community/church, and mixed-use*.

SALE & TAX SUMMARY

List Price	\$395,000
Price per SF	±\$235
Annual Taxes	\$4,763
Lot Size	0.192 acres — 8,364 SF (approx. 75' × 103')
Submarket	Bond Hill — Hamilton County (Area E02)
MLS #	1893555

LOCATION & ACCESS

- Corner location in Bond Hill, just off the Reading Road corridor.
- Directions: Norwood Lateral to north on Reading Road, then right on Dale Road — property is on the right.
- Minutes from I-75 with quick access to the Norwood Lateral (SR-562).
- Surrounded by a mix of business, commercial, and residential uses.

ADDITIONAL PHOTOS



FOR MORE INFORMATION, CONTACT:

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Disclaimer: Information herein (including square footage, lot size, zoning, taxes, and permitted uses) is from sources deemed reliable, including MLS #1893555 and public tax records, but is not guaranteed. Buyer should independently verify all data prior to purchase. This is not an offer to sell or a solicitation to buy. All measurements are approximate.