

Unique Downtown Retail/Storage For Sale or Lease

SUCCESSFUL REAL ESTATE SOLUTIONS

Cincinnati Business District



FEATURES

- **Crisp and Clean 23,368 Total SF (4 stories)**
- Located in the Court Street Historical District of Downtown
- Freight elevator
- Abundant parking nearby
- Easy access to retail, residential and office properties
- Close to the Duke Energy Convention Center, Aronoff Theater & Contemporary Arts Center, Restaurants, Entertainment and Backstage District and new Casino.
- **FIRSTTIME ON MARKET!**
- Lease rate: \$3895/month NNN
- Sale price: \$395,000

LOCATION

**21-23 W. Court Street
Cincinnati, OH 45202**

CONTACT

Mark A. Richter

mark.richter@everestrealstate.com
513/769-2516



COMMERCIAL REAL ESTATE SERVICES

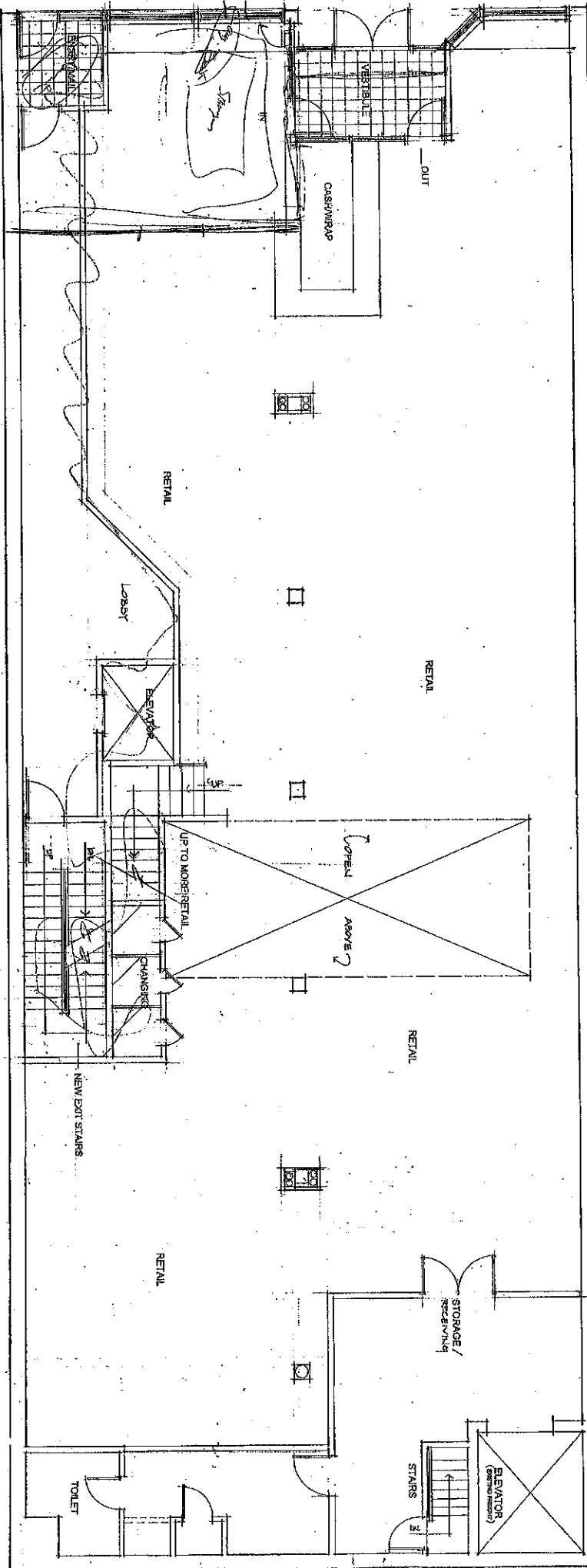
WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

COURT STREET



FIRST FLOOR - PROPOSED
3840 SCL. FT.²



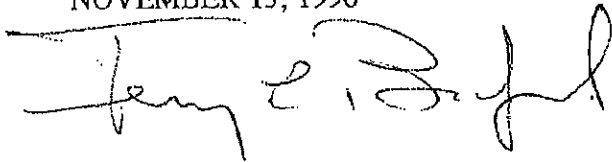
ALLEY

FOX'S CLOTHING STORE
23 WEST COURT STREET CINCINNATI OHIO 45202

OSHER & DVOREDSKY
ARCHITECTURE • PLANNING • INTERIOR DESIGN
742 WAYCROSS ROAD CINCINNATI, OHIO 45240 513-625-9000

TO ALL OFFICERS AND MEMBERS OF ENGINE-3, AND LADDER 1. F Y I
ONLY . FOX'S LOCATED AT 23 WEST COURT STREET, IS NOT REQUIRED
TO MAINTAIN A SPRINKLER IN WORKING ORDER. THIS BUSINESS FALLS
UNDER SECTION FM-503-0 EXISTING STRUCTURES (OHIO FIRE CODE)
THIS BUSINESS HAS BEEN WROTE MANY TIMES FOR LACK OF AN OPER-
ATING SPINKLER SYSTEM. PLEASE INFORM ALL COMPANY MEMBERS
OF THIS INFORMATION. A COPY WILL BE GIVEN TO FOX"S, TO BE SHOWN
TO FIRE PERSONELL IF THIS PROBLEM SHOULD OCCUR AGAIN. PLEASE
ATTACH THIS LETTER TO THE INSPECTION CARD FOR 23 WEST COURT.

THANK YOU FOR YOUR HELP
CAPTAIN TERRY E BINFORD
CINCINNATI FIRE DIVISON
DIST 1 & 2 SUPERVISOR
NOVEMBER 13, 1996



Cincinnati Fire Division
District Supervisor/Operations

Terry Binford
Fire Captain

430 Central Avenue
Cincinnati, Ohio 45214
(513) 352-2325
(513) 352-4832 FAX

Dusty Rhodes, Hamilton County Auditor *generated on 11/22/2011 5:13:01 PM (EST)*

Property Report

Parcel ID 076-0002-0151-00	Address 21 W COURT ST	Index Order Street Address	Card(s) 1
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Tax Dist 001 CINTI CORP-CINTI CSD-001110	School Dist 1 CINCINNATI CSD	Land Use 406 Retail/Storage Over
Owner Information Call 946-4015 if Incorrect COURT STREET LOFTS LLC 23 W COURT ST CINCINNATI, OH 45202 USA	Mail Information Call 946-4800 if Incorrect COURT STREET LOFTS LLC 23 W COURT CINCINNATI, OH 45202 USA	Property Information 21-23 W COURT ST 46.62x130.13 IR PT LOT 11-12 PLATT-GRANDIN SUBS PAR 151-152 CON-TIF ABATEMENT

Board of Revision	No	Date	10/2/2002
Rental Registration	No	Conveyance #	0
Homestead	No	Deed Number	983344
2.5% / Stadium Credit	No	Mkt Land Value	211,600
Divided Property	No	Cauv Value	0
New Construction	No	Mkt Impr Value	141,700
Foreclosure	No	Mkt Total Value	353,300
Other Assessments	Yes	Total TIF Value	0
Front Ft.	93.00	Abated Value	0
# of Parcels	1	Exempt Value	0
Deed Type	18 WE-Warranty Deed Ex	Acreeage	0.138
Sale Amount	\$0	Taxes Paid	\$5,262.53

Note
1) 12-1-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Levy Info

Proposed Levies		Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Permanent Improvement	Additional	7.95	\$0.00	\$983.10	C
Hamilton County - Children Services	Renewal	2.77	\$260.79	\$289.77	C
Hamilton County - University Hospital	Renew 4.49/Decrease .42	4.07	\$288.85	\$297.04	C

Levies Passed-2011 Pay 2012 Tax Bill **Mills Current Annual Tax Estimated Annual Tax Note**
No Passed Levies Found

Improvements

Improvement	Measurements	Year Built
No Records Found		

Commercial

Use Code 406 Retail / Storage Over	Year Built 1878
Net Leaseable	Gross Area 0.00
No. of Units	

Commercial History

Section	Occupancy	Finished Square Ft.	Story Height	Stories
1	353 Retail Store	5,842.00	14.00	1
2	326 Storage	17,526.00	10.00	3

Transfer

Deed Book	Page	Sale Price	Sale Date	Current Owner
		\$0	10/2/2002	COURT STREET LOFTS LLC
		\$0	10/2/2002	COURT STREET LOFTS LLC
		\$0	10/2/2002	FOX HOWARD IRVIN
		\$0	10/2/2002	FOX DONNA LYNNE
		\$0	10/2/2002	FOX DAVID ALAN &
		\$0	10/2/2002	FOX HOWARD IRVIN
		\$0	10/2/2002	FOX DONNA LYNNE
		\$0	10/2/2002	FOX DAVID ALAN &
		\$0	10/2/2002	FOX DEBORAH BERYL
		\$0	10/2/2002	FOX DAVID ALAN &
		\$0	10/2/2002	FOX DEBORAH BERYL TR
		\$0	10/2/2002	HERBERT ALLEN TR
		\$0	7/28/1998	FOX DAVID ALAN & DEBORAH BERYL
		\$150,000	8/22/1996	FOX DAVID ALAN
		\$0	12/7/1992	FOX LESLIE TR & ISADORE
		\$0	1/1/1990	FOX ISADORE
		\$0	4/1/1989	FOX ISADORE & LESLIE
		\$0	2/1/1988	FOX ISADORE ET AL

Value History

Year	Date	Land	Improvements	Total	Assessment Reason
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Payments

Current Year Tax Detail

	Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun
ReCharge	\$0.00	\$0.00	\$6,188.56	\$0.00	\$6,188.56	\$0.00
Credit			\$1,249.72		\$1,249.72	\$0.00
Sub Total	\$0.00		\$4,938.84		\$4,938.84	
Rollback			\$0.00	\$0.00	\$0.00	\$0.00
Reduct			\$0.00		\$0.00	\$0.00
Homestead			\$0.00		\$0.00	\$0.00
Sales CR			\$0.00		\$0.00	\$0.00
Sub Total	\$0.00		\$4,938.84		\$4,938.84	
Int / Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$493.88
Re Paid	\$0.00		\$4,938.84		\$0.00	
Re Owed	\$0.00		\$0.00		\$5,432.72	
Sa Paid	\$0.00		\$323.69		\$0.00	
Sa Owed	\$0.00		\$0.00		\$337.08	
Total Owed	\$0.00		\$5,262.53		\$5,769.80	
Total Paid	\$0.00		\$5,262.53		\$0.00	\$5,262.53
Total Owed	\$0.00	\$0.00	\$5,769.80			

Current Delq	\$5,769.80
Current Paid	\$0.00
Current Owed	\$5,769.80

Detail of Special Assessment

	Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun
34-999 #34-999 URBAN FORESTRY CITY						
Charge	\$0.00	\$0.00	\$17.24	\$0.00	\$0.00	\$0.00
Int / Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
paid	\$0.00		\$17.24		\$0.00	
owed	\$0.00		\$0.00		\$0.00	
34-672 #34-672 SPECIAL IMP.DIST CITY						
Charge	\$0.00	\$0.00	\$306.45	\$0.00	\$306.44	\$0.00
Int / Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30.64
paid	\$0.00		\$306.45		\$0.00	
owed	\$0.00		\$0.00		\$337.08	

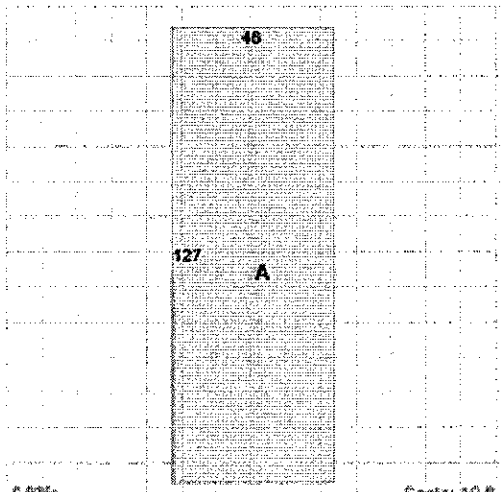
Payment Information For Current And Prior Year

Date	Half	Mach	Seq	TR	Proj	Prior	A-Charge	B-Charge	Surplus
01/31/11	1-10					\$0.00	\$5,262.53	\$0.00	\$0.00
06/21/10	2-09					\$0.00	\$0.00	\$5,094.83	\$0.00
02/01/10	1-09					\$0.00	\$5,112.08	\$0.00	\$0.00
06/22/09	2-08					\$0.00	\$0.00	\$4,975.07	\$0.00
02/02/09	1-08	00022				\$0.00	\$4,992.31	\$0.00	\$0.00

Image



0760002015100 09/22/2008



0.9306

Scale: 10 ft.

ID	Label	Area	Perimeter	Dimension
A	45BR/G/A	5842	345	N/A