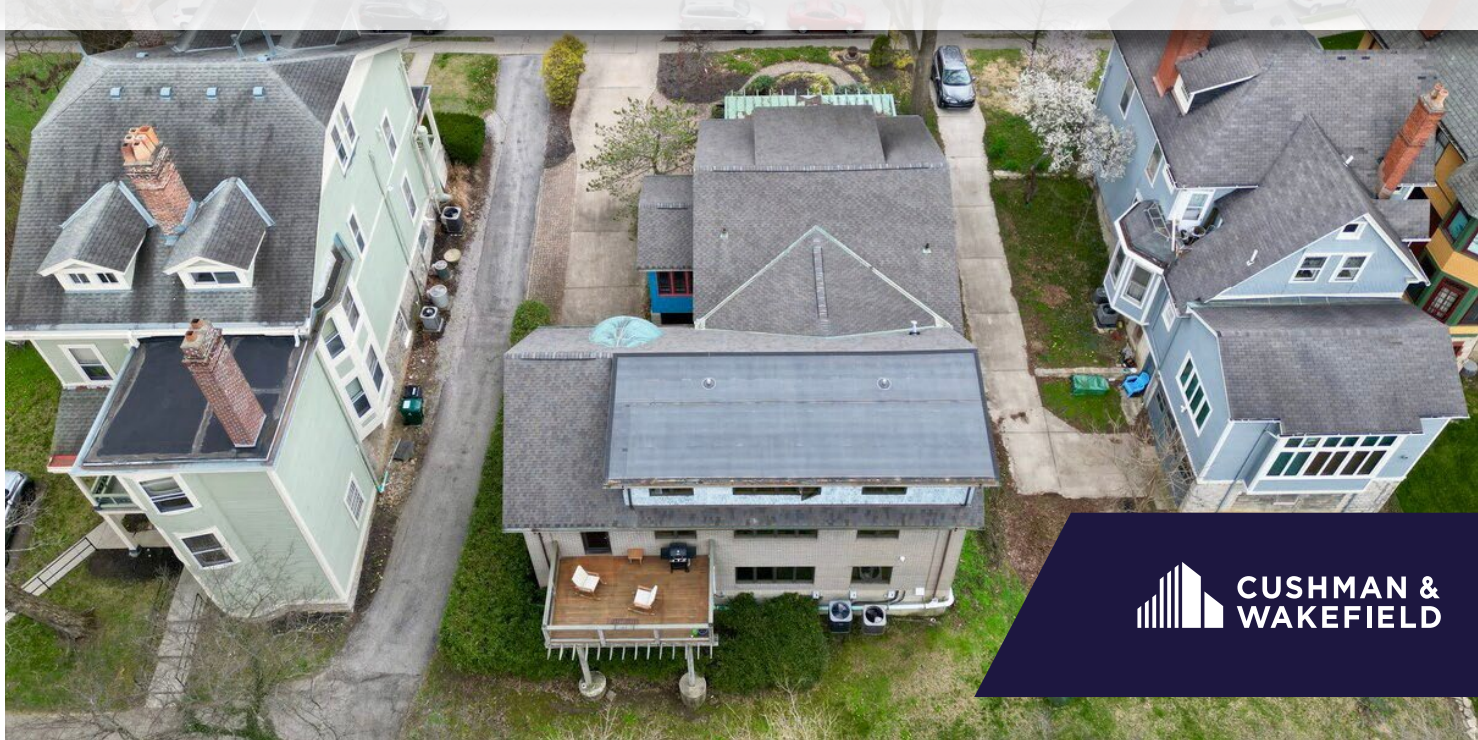




A UNIQUE, BRIGHT, CREATIVE OFFICE BUILDING  
LOCATED IN THE EDEN PARK NEIGHBORHOOD OF CINCINNATI

# 2150 ALPINE PLACE

5,188 SF | 0.20 ACRES | SALE OR LEASE



 CUSHMAN &  
WAKEFIELD





## About the Building

Built in 1921, 2150 Alpine is located in the heights of Eden Park (Walnut Hills). This former residential bungalow was converted into office space in 2000 and was home to Bang Zoom Toys until 2020. Newly painted and refreshed, this building features bright natural light, warm finishes and a touch of mid-century charm.







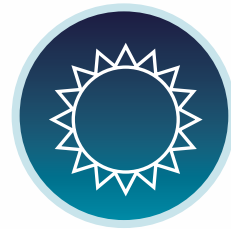
A unique and modern environment perfect for creative office, medical or retail space.

.....



Two story building with mezzanine loft, full kitchen and full basement.

.....



A 192 SF deck for quick sunshine breaks or hosting parties.

# PROPERTY HIGHLIGHTS

- 5,188 SF building on .20 acres
- 2 Stories featuring hardwood floors throughout
- 378 SF Mezzanine/Loft area
- 192 SF Outdoor deck
- Original structure built in 1921; Additional building structure of 1,300 SF added in 1996
- Tall ceilings with an abundance of natural light
- Full kitchen with sink, dishwasher, stove, microwave and refrigerator
- Unfinished basement for storage
- 2 Car garage with driveway and free street parking
- Central vacuum system throughout
- Possible conversion back to residential use

**RETAIL SIZE**  
5,188 SF - .20 Ac.

**LEASE RATE**  
\$22.00/SF NNN

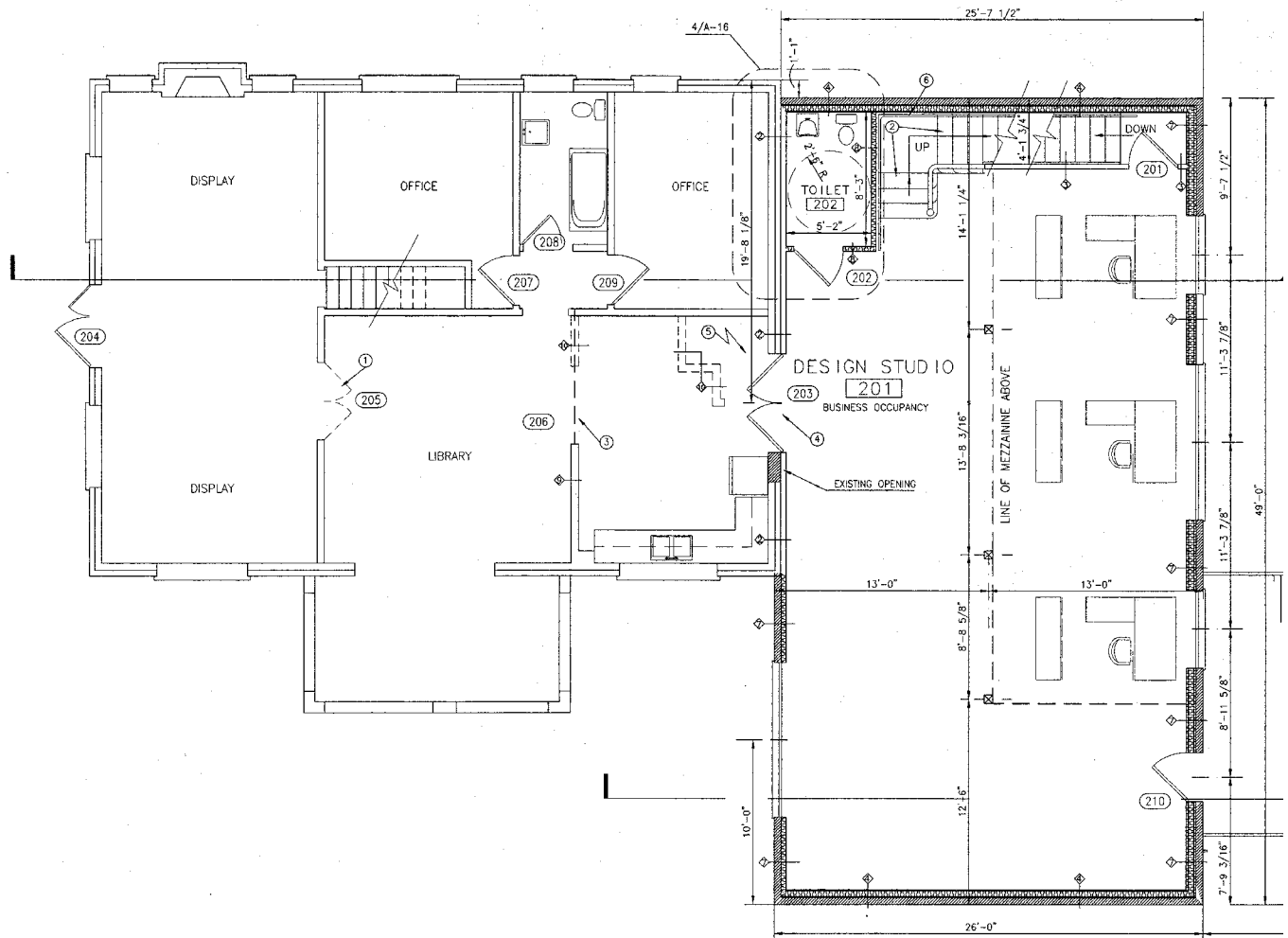
**SALE PRICE**  
\$785,000



[illegible]

SCALE:  $1/4" = 1'-0"$

# 1ST FLOOR PLAN



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Architectural floor plan of the second floor. The plan shows an existing attic area on the left and a proposed office layout on the right. The overall dimensions of the second floor are 28'-0" by 49'-0".

**EXISTING ATTIC**

**PROPOSED LAYOUT:**

- WORK CUBICLE 301:** 1 PERSON OCCUPANCY. Dimensions: 7'-3 1/2" x 4'-1 1/4".
- CONFERENCE 302:** 6 PERSON OCCUPANCY. Dimensions: 31'-10 1/4" x 11'-3 7/8".
- WORK CUBICLE 303:** 1 PERSON OCCUPANCY. Dimensions: 8'-8 5/8" x 11'-3 7/8".

**Other Features and Dimensions:**

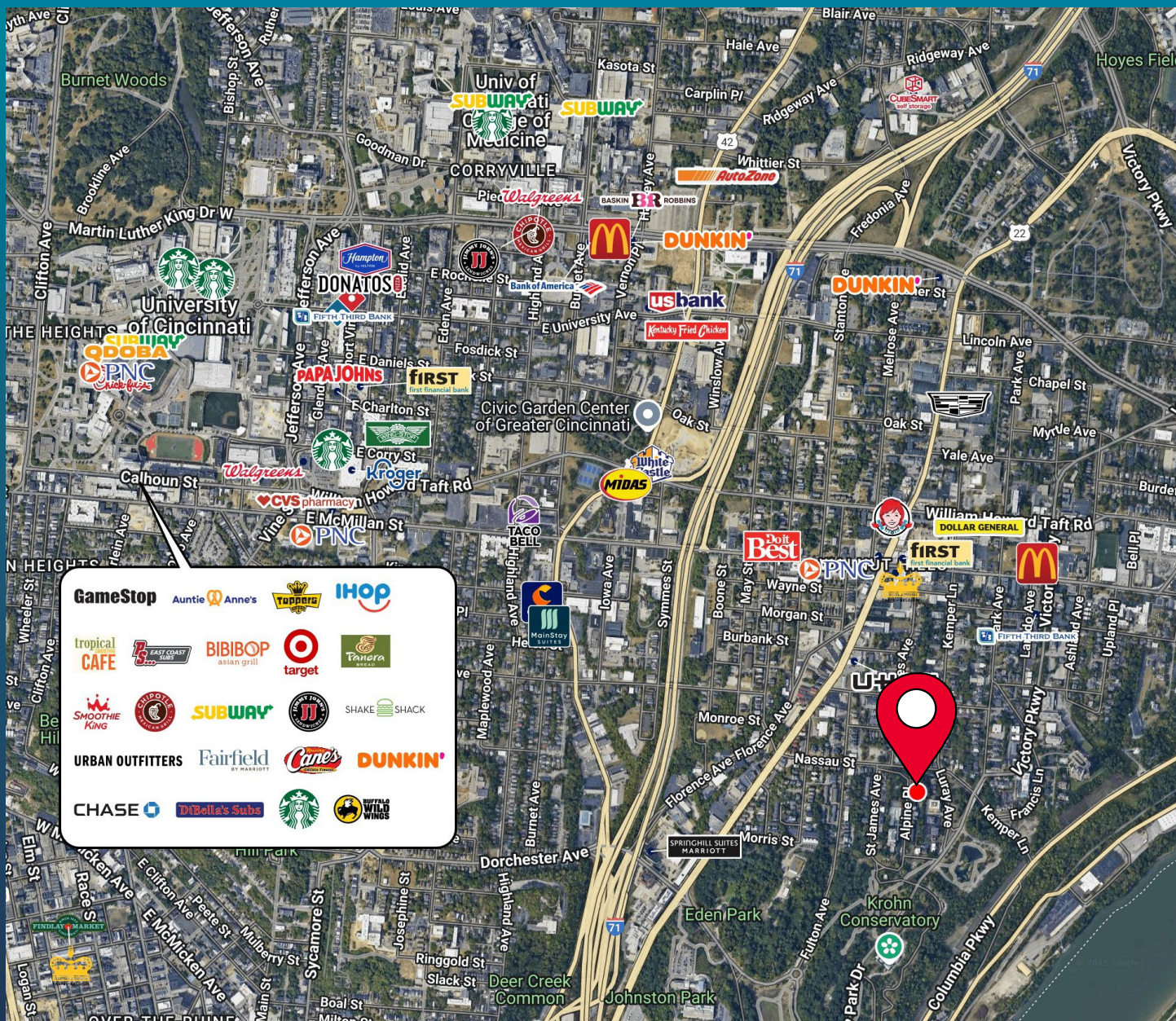
- DISPLAY PLATFORM:** Located near the stairs.
- Stairs:** Labeled "DN" (Down).
- Openings to First Floor:** Indicated by diagonal lines and the text "OPEN TO FIRST FLOOR".
- Dimensions:**
  - Overall width: 28'-0"
  - Overall depth: 49'-0"
  - Room 301 width: 7'-3 1/2"
  - Room 301 depth: 4'-1 1/4"
  - Room 302 width: 31'-10 1/4"
  - Room 302 depth: 11'-3 7/8"
  - Room 303 width: 8'-8 5/8"
  - Room 303 depth: 11'-3 7/8"
  - Attic width: 13'-0"
  - Attic depth: 12'-6"

SCALE:  $3/16" = 1'-0"$





# AMENITIES MAP



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVG. HH INCOME



DAYTIME POP.

1 Mile	18,450	\$93,623	19,290
3 Mile	159,726	\$102,169	185,510
5 Mile	322,866	\$98,707	300,854



FOR SALE

# 2150 ALPINE PLACE

5,188 SF | 0.20 ACRES



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