



8177 STATE ROUTE 48

MAINEVILLE, OHIO

GINA DUBELL-SMITH'S **DESIGNED2SELL TEAM** | EXP REALTY



PROPERTY IMPROVEMENTS

2025	Installed new fence section & painted entire fence.	\$ 25,000
	Added soffits, gutters & downspouts on main building	
	Front porch PVC replacements	\$ 4,000
	Metal roof paint & repairs	
2024	Primary Bath renovation	
2022	First Floor HVAC system	
2020	LED lighting system installed	\$ 15,000
	Office counter tops	\$ 6,000
	A/C & humidifier replaced	
2018	Kitchen Reno: granite counters, appliances, stainless steel island tops, travertine floors, cabinets, wood burning fireplace insert limestone hearth & new carpet	\$125,000
	Gas hot water heaters (2 total)	\$ 5,000
2017	2 full Bath renos on 1 st Floor & 2 nd Floor apartment	\$ 30,000
2006	Back patio added	
2002	Main Building reno: all new interior walls, HVAC, Anderson windows, electric, plumbing, insulation, Hardi Plank siding, concrete driveway & lot	\$380,000
	Barn addition w/ separate electric service & A/E doors	\$ 60,000
	Concrete floor in office addition	\$ 5,000
	First Floor stereo system	\$ 5,000

Active
1837018
TaxDist/Munic E09MV **8177 St Rt 48**
ip Maineville **Cnty Warren**
Subd **Twp Maineville**

SP\$
LP\$ 1,070,000

Unit#
State OH

Subu Maineville
Zip 45039



Property Type Commercial **# of Buildings** 2 **Lease Only** No

Current Annual Income & Expenses	
Gross Inc	\$
Vacancy	\$
Annual Tax	\$ 4348.00
Insurance	\$
Gas/Elec	\$
Wat/Sewer	\$
Waste Rem	\$
Maintenance	\$
Other	\$
Net OpInc	\$

Estimated Square Feet	
Office	1,861
Retail	
Sales	
Rentable	1,185
Warehouse	2,008
Total Sq FT	
Lease	5,054
Bldg	
Price/Square Foot	
Office \$	
Other \$	

Map **Click here for All Photos** **See Virtual Tour**

From I71, S on SR48, Property on L after Fosters-Maineville.

Cross Street

TaxID16-03-226-013

Other TaxID

Auction No

Plans Available Yes **Rail Service**

Spec FinNo

Lease Only No

Realist2 Census Tract

Type Service

Sub Other

Gross Income

Net Income

Assets Value

Yearly Rent \$

Licenses

Real Estate

Includes

This Listing Courtesy of eXp Realty

Fully renovated and zoned for multi-use in the heart of Maineville's Downtown Core District! This turn-key property blends historic charm with modern upgrades-new electric, plumbing, HVAC, Andersen windows, Hardi Plank siding, gutters, soffits, and concrete. The first floor offers ideal commercial space with a reception area, 2 private offices, large conference/meeting room, full bath, and kitchenette. Upstairs is a beautifully updated 2-bed, 1-bath apartment fe

Levels	Two	Lot	0.627 acres
Bsmt	Full	Acreage	0.6270
Const	Concrete	Parking	Spaces
Found	Block	Road	Public
Flooring	Carpet,Wood	Traffic Ct	High
Roof	Shingle,Metal	Frontage	132
Heating	Forced Air,Gas	Transp	
Cooling	Central Air	Restrms	3
Gas	Natural	Bay	
Water	Public	Docks	0
Zoning	Residential,Business	Flr Load	
Easement	None	Ceiling	11ft
Asmnt	Of Record	EQD	
Occupy	Negotiable	Age	1901 New No

Fixture Des Washer & Dryer
Equipment Refrigerator, Oven/Range
Tanks/Pump
Truck Drs
Inventory

8177 St Rt 48



Features	
Site	Business District,Freestanding
Parking	Private,Concrete
Road Frontage	State
Use/Type	Business,Commercial,Multi Tenant,Office
Rooms	Office,Meeting Rooms,Kitchen
Inside Feat	Smoke Detector,Drive-in Door
Outside Feat	Part Fenced
Tenant Pays	
Owner Pays	
Documents Avail	Floor Plan,Site Plan

Report Prepared by



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eXp
REALTY



Information has not been verified, is not guaranteed and subject to change.

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Zoned B-1 (Residential/Commercial mixed use) in the Village of Maineville Downtown Core District

Offered at: \$1,095,000

The first floor offers flexible commercial or office space, featuring a welcoming reception area, two spacious private offices, a large conference or meeting room, full bath, and convenient kitchenette—ideal for small business operations, wellness services, or professional practices.

SCAN HERE FOR A 3D TOUR





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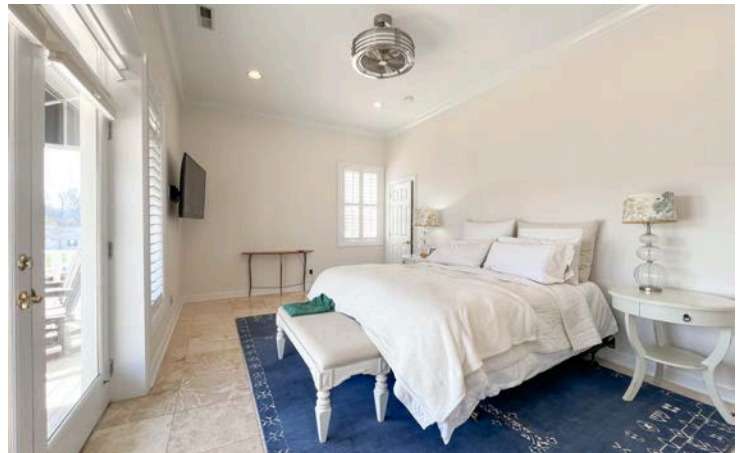
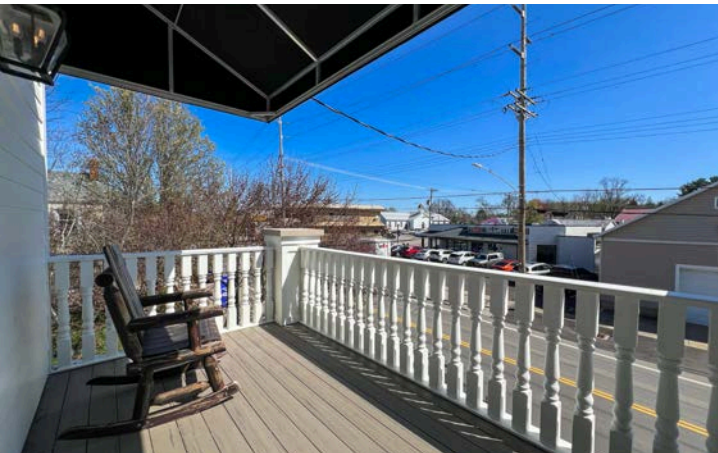


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Beautifully renovated 2-bedroom, 1-bath apartment designed with modern comforts and stylish finishes. The open-concept kitchen and living space features an oversized stainless island, custom cabinetry, and a striking stone fireplace. Enjoy private outdoor living with a rooftop terrace off the kitchen and a covered patio off the bedroom—perfect for relaxing or entertaining.



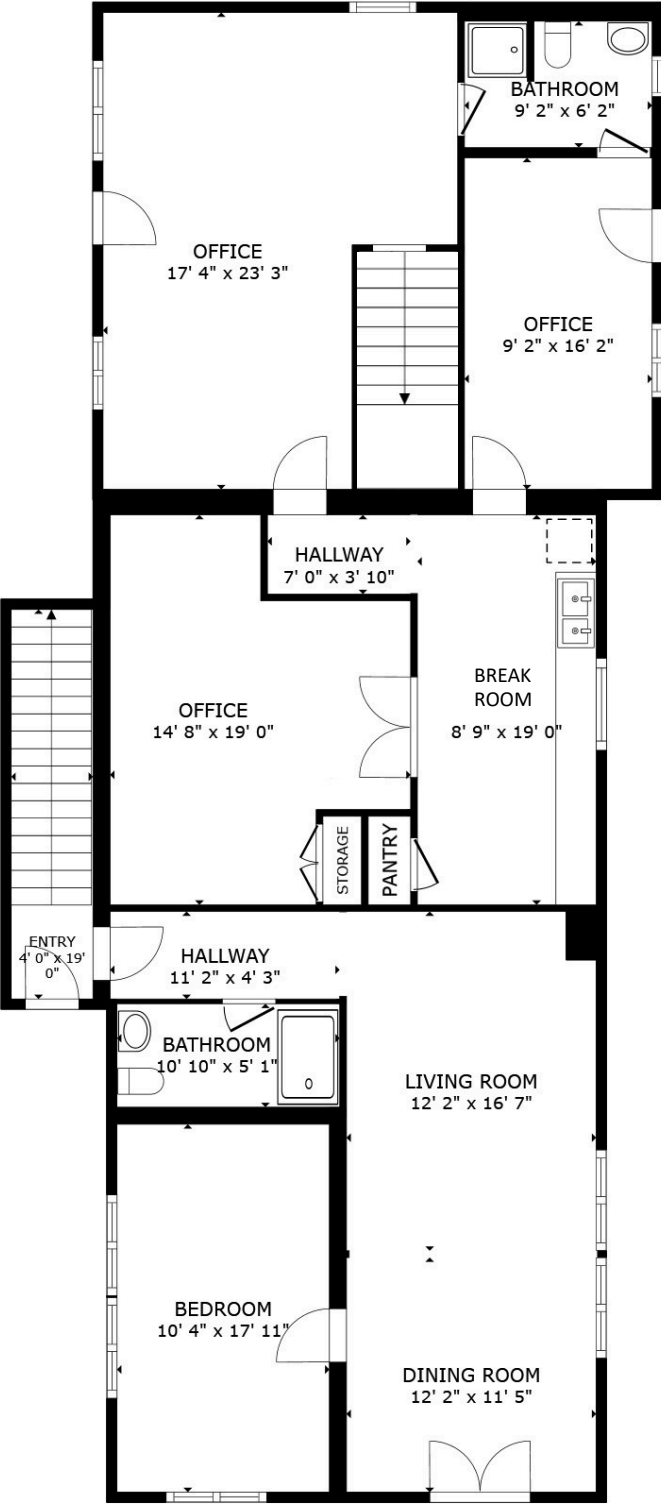
EXTERIOR

0.0627 ACRES

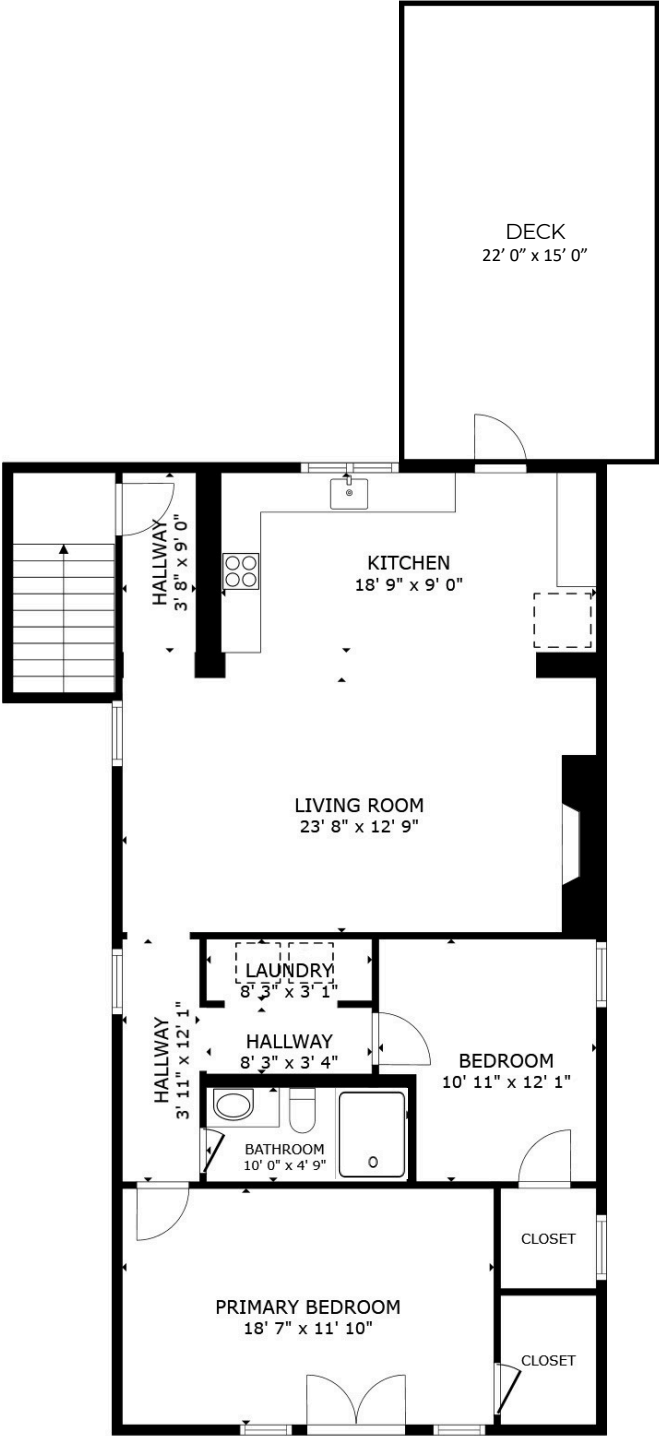
Completely restored historic drive-thru feed barn with a stunning addition, brand-new roof, and its own dedicated electrical service. Whether used as additional commercial space, creative studio, or potential rental income, the possibilities are endless.



FLOOR PLANS



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,861 sq.ft. FLOOR 2 1,185 sq.ft.
TOTAL : 3,047 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

HOMEARAMA 2026

DISTANCE TO:



THE NEIGHBORHOOD

DISTANCE TO:

NORTH & SOUTH I-71 ACCESS (5 MILES)

US 22 & 3 (1.5 MILES)

KENWOOD (14.7 MILES)

DOWNTOWN LOVELAND (4.8 MILES)

LEBANON (5.5 MILES)

MASON (4.4 MILES)



GINA DUBELL-SMITH

(513) 477-1219

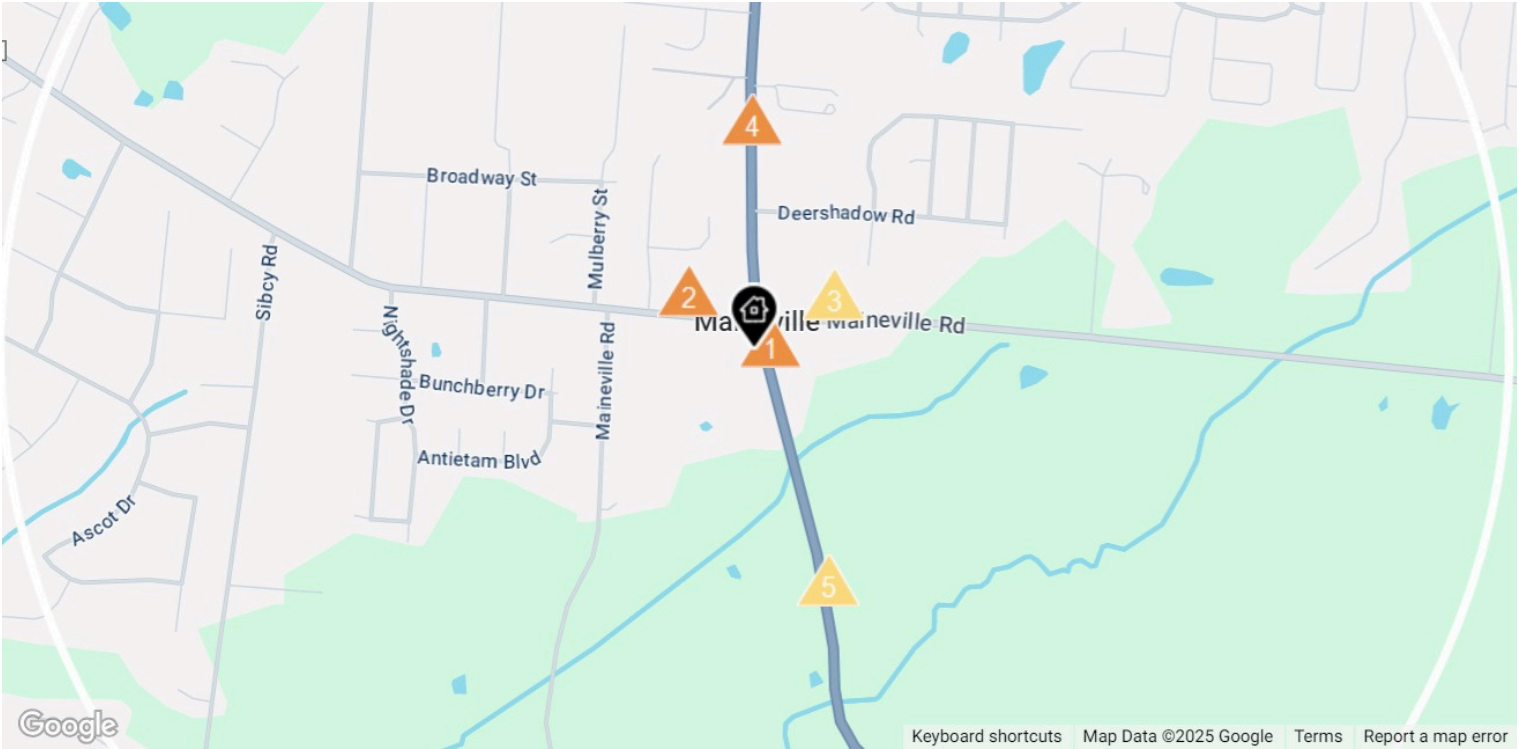
Gina@Designed2Sell.com

exp
REALTY

LUXURY

GINA DUBELL-SMITH'S
Designed2Sell Team

TRAFFIC COUNTS



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

8,096

2024 Est. daily traffic counts

Street: S State Rte 48

Cross: –

Cross Dir: –

Dist: –

Historical counts

Year		Count Type
2005		8,406 AADT
2002		5,300 AADT
1997		5,220 ADT
1994		4,670 AADT

2

8,377

2024 Est. daily traffic counts

Street: Fosters Maineville Rd

Cross: –

Cross Dir: –

Dist: –

Historical counts

Year		Count Type
2005		9,040 AADT
2002		7,700 AADT

3

5,363

2024 Est. daily traffic counts

Street: E Foster-Maineville Rd

Cross: Whalen Ln

Cross Dir: E

Dist: –

Historical counts

Year		Count Type
2005		5,787 AADT
2002		4,400 AADT

4

8,927

2024 Est. daily traffic counts

Street: S State Rte 48

Cross: –

Cross Dir: –

Dist: –

Historical counts

Year		Count Type
2006		9,330 AADT
2005		9,186 AADT
2002		8,980 ADT

5

5,555

2021 Est. daily traffic counts

Street: SR 48

Cross: Schlottman Rd

Cross Dir: S

Dist: 0.23 miles

Historical counts

Year		Count Type
2020		5,087 AADT

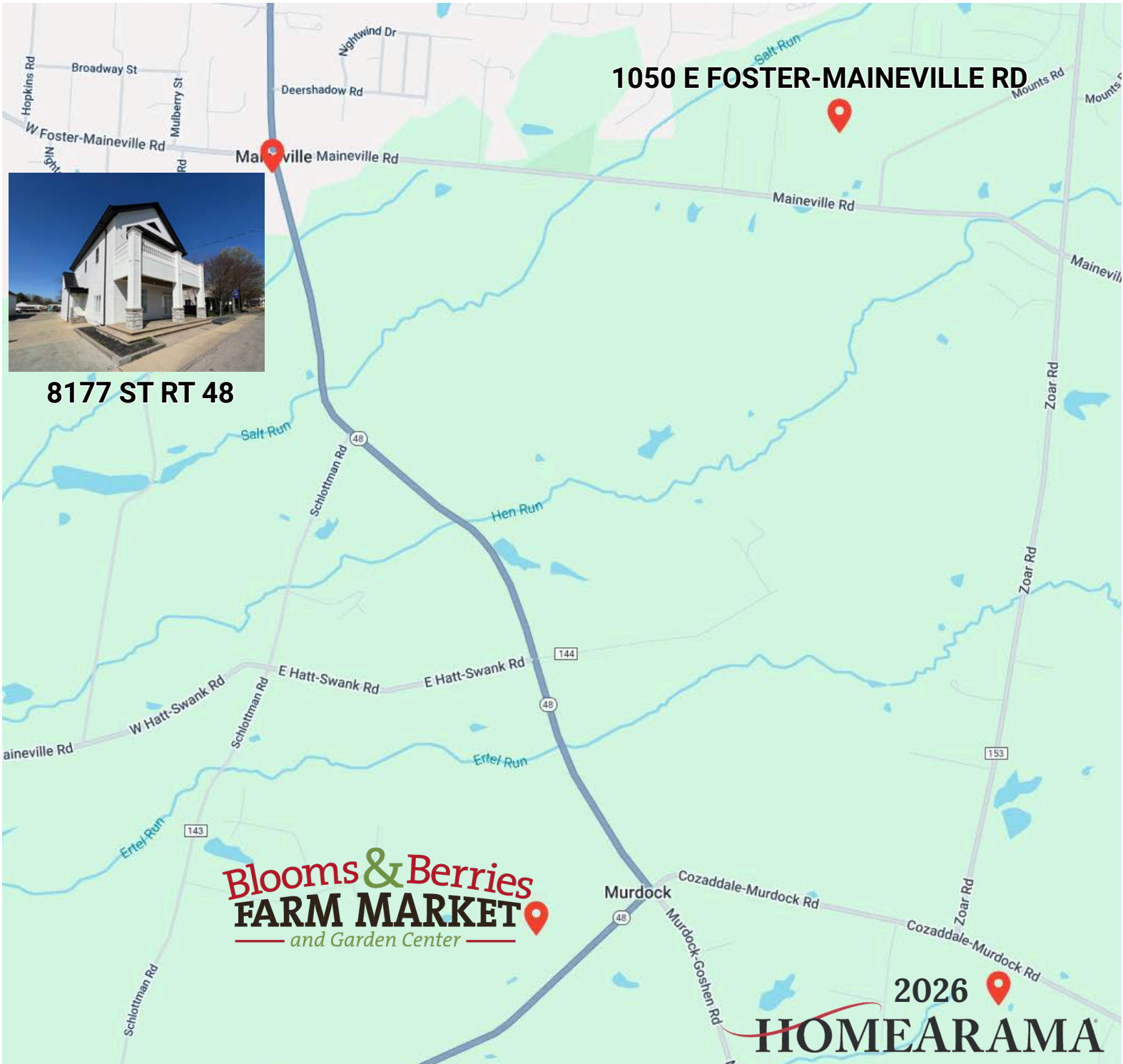
NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



DISTANCE FROM 8177 ST RT 48:

1050 E FOSTER-MAINEVILLE RD (1.5 MILES) HOMEARAMA 2026 (2.7 MILES)

BLOOMS & BERRIES FARM (2.1 MILES)



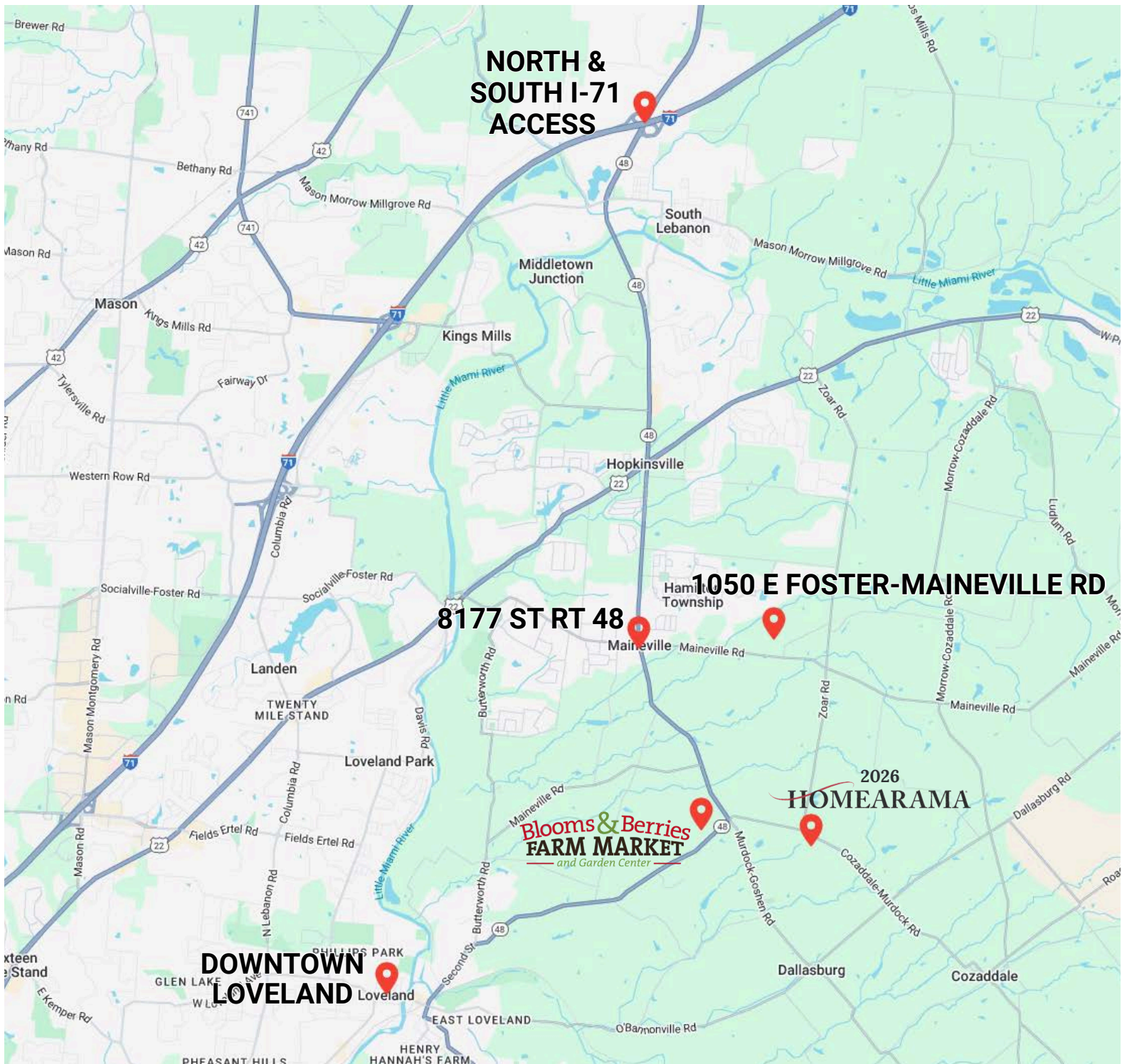
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NORTH & SOUTH I-71 ACCESS (5 MILES)

DOWNTOWN LOVELAND (4.8 MILES)



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