

ML:1881975 **5527 Oregonia Rd, Washington Twp, OH 45054** Warren Cty **Active 05/25/26 (AUC)** **\$0**
Unit#: **Suburb:** **Pending:** **SO:** **DOM: 24/324** **LP:** **\$0**
Area: E14WS **Town: Washington Twp** **Conting:** **Fin:** **S/L%:** **OP:** **\$0**
Commercial **# OF BLDGS #1 LEASE ONLY: No** **CURRENT ANNUAL INCOME & EXPENSES** **ESTIMATED SQUARE FEET**



Gross Income:
Vacancy:
Annual Taxes: \$6,123
Insurance:
Gas/Electric:
Water/Sewer:
Waste Removal:
Maintenance:
Other:

Office:
Retail:
Sales:
Rentable:
Warehouse:
TOTAL SQUARE FEET
Leasable Area:
Total Building:
PRICE PER SQUARE FOOT

Net Oper. Income:
Tax ID: 0901252001
Yearly Rent:
Net Income:
Licenses Include:

Office:
Other:
Rent Includes:
Assets Value:
Real Estate Desc:
Finance Remarks:
Census Tract: 311.00
Bus. Sub-Type: Food
Occupancy: At Closing
Lot Dimensions:
Acreage: 0.9780
Frontage: 234
Public Transport:
Restrooms: #4
Ceiling Height:
Age: 2010
New Construction: No
Auction: Yes Reserve
Rail Service:

[VIEW MAP](#)

[PICTURES](#)

Cross Street:

Race St. to Oregonia Rd.

Directions:

Special Financing: No
Lease Only: No
Business Type: Restaurant
Bay Size:
Docks:
Floor Loading:
EQD:
Plans Available:
Basement: None
Flooring: Concrete, Wood
Gas: Propane
Water: Cistern
Zoning: Business, Commercial
Assessment: Of Record
Tax ID Other:

Levels: Two
Construction: Vinyl Siding
Foundation: Slab
Roof: Metal
Heating: Gas
Cooling: Central Air
Easement: Of Record
Acreage: 0.9780
Parking Spaces:
Access Roads: Public
Traffic Count:
Tax ID: 0901252001
Fixtures Desc: All furniture, fixtures & equipment
Equipment: All furniture, fixtures & equipment
Tanks/Pumps:
Truck Doors:
Inventory:

MARKETING REMARKS

On-Line Real Estate Auction by Worley Auctioneers This is an opportunity To Bid Your Price to own the legendary Little River Bar & Grill, profitable turnkey restaurant & bar located in Oregonia, OH. Liquor License & Equipment Included In This prime waterfront property sits directly on the scenic Little Miami River, adjacent to the Little Miami Scenic Bike Trail, making it a favorite stop for cyclists, outdoor adventurers, and motorcycle enthusiasts alike. This well-known destination with a loyal customer base has unmatched atmosphere with direct river access & is ideal for expanding events, live music, and themed gatherings. It also offers unique usage possibilities as there is an apartment on the 2nd floor & store front currently being used for storage just off the game room. An absolute must see! Bidding ends Wednesday, July 8th (2pm). 2 Open Houses: Monday, June 29th (5pm-7pm) and Monday, July 6th (5pm-7pm)

Listing Courtesy of: Keller Williams Pinnacle Group

PRESENTED BY:



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* Denotes information autofilled from tax records

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