



RETAIL BUILDING FOR SALE

121 S. MAIN ST., BOWLING GREEN, OH 43402

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$289,000
Price / SF:	\$68.81
Building Size:	4,200 SF
Lot Size:	0.08 Acres
Year Built:	1900
Zoning:	B-3 Central Business District
County:	Wood
Traffic Count:	15,281 VPD on Main (2018)

PROPERTY HIGHLIGHTS

- Retail building on Main St. in Downtown Bowling Green
- Near Bowling Green State University
- Excellent foot traffic
- Sale price includes all bar and restaurant equipment
- If needed, liquor license is available separately
- All inquires and showings are to be through listing agents only and during non-business hours

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,174	9,795	12,369
Total Population	13,841	26,974	34,991
Average HH Income	\$33,880	\$41,362	\$46,319

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

DAVE KERSCHER, CCIM

419.345.8232

dkerscher@millerdanberry.com

ALEX ADAMSHICK

419.265.0260

aadamshick@millerdanberry.com

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



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BUILDING SPECIFICATIONS	
County	Lucas
Area Of City	Downtown Bowling Green
Nearest Intersection	Main & Wooster
Zoning	B3 - Central Business District
Parcel #	B07-511-190316016000
Street	Asphalt
Acreage	.08
Parking Spaces	Street
Total Building Size	4,200 SF

BUILDING SPECIFICATIONS	
Year Complete	1900
Number Of Floors	2 with mezzanine
Floors	Concrete/Wood
Construction Type	Brick/Block
HVAC	Gas Forced Air
Roof	Flat Rubber
Ceiling Height	10'-14'
Restrooms	1st Flr. - 1 ADA, 2nd Flr.- 2
Real Estate Taxes	\$1,659.89/haf



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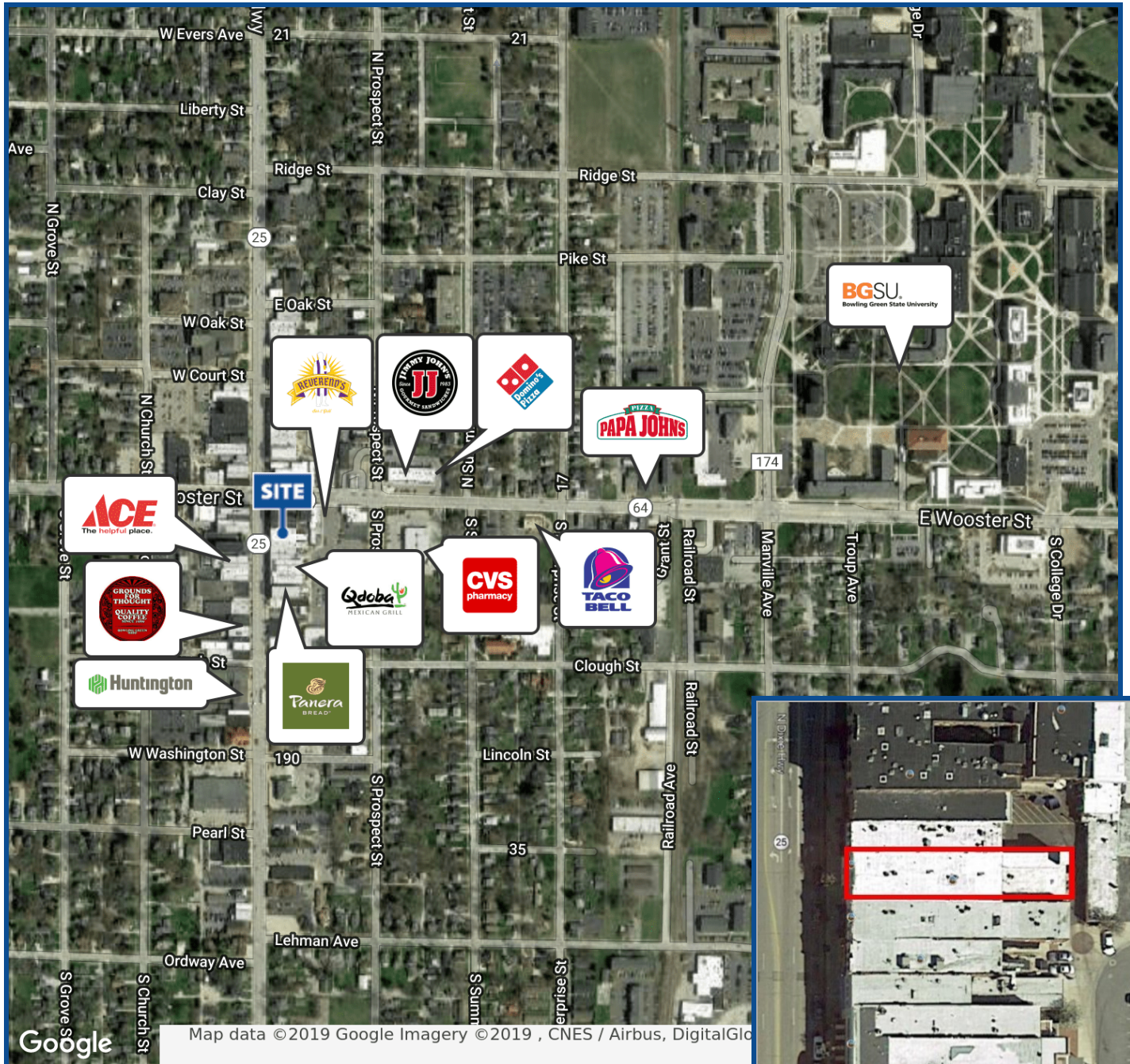
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