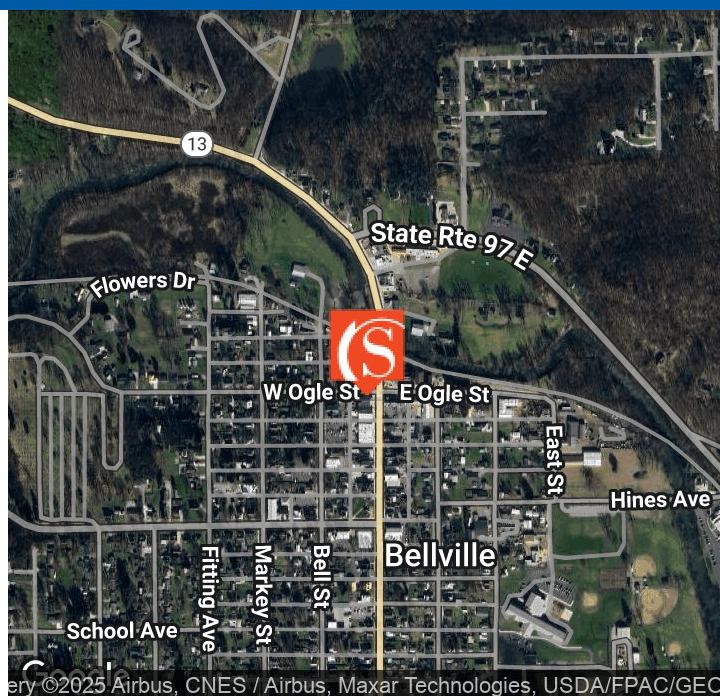




# 72 Main St

Bellville, OH 44813



## Offering Summary

Sale Price:	\$250,000
Building Size:	3,520 SF
Lot Size:	0.667 Acres
Number of Units:	1
Year Built:	1900
Zoning:	B2
APN:	015-35-081-11-000

## Property Overview

Introducing a premier investment opportunity in the heart of Bellville! This exceptional 3,520 SF property spans two floors and combines historic charm with modern potential. Each level offers a distinct unit, providing flexibility for a variety of uses—from retail or boutique ventures to income-producing residential space.

In addition to the real estate, the existing business is also available for sale and is negotiable. Please note: the listing price reflects the real estate only, offering added opportunity for buyers interested in acquiring both the property and the business.

## Property Highlights

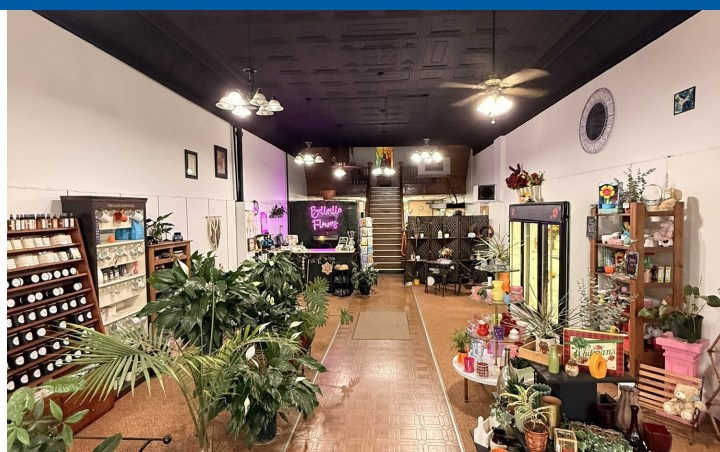
- Historic charm with modern functionality
- 3,520 SF two-story building
- Excellent visibility and foot traffic





## 72 Main St

Bellville, OH 44813

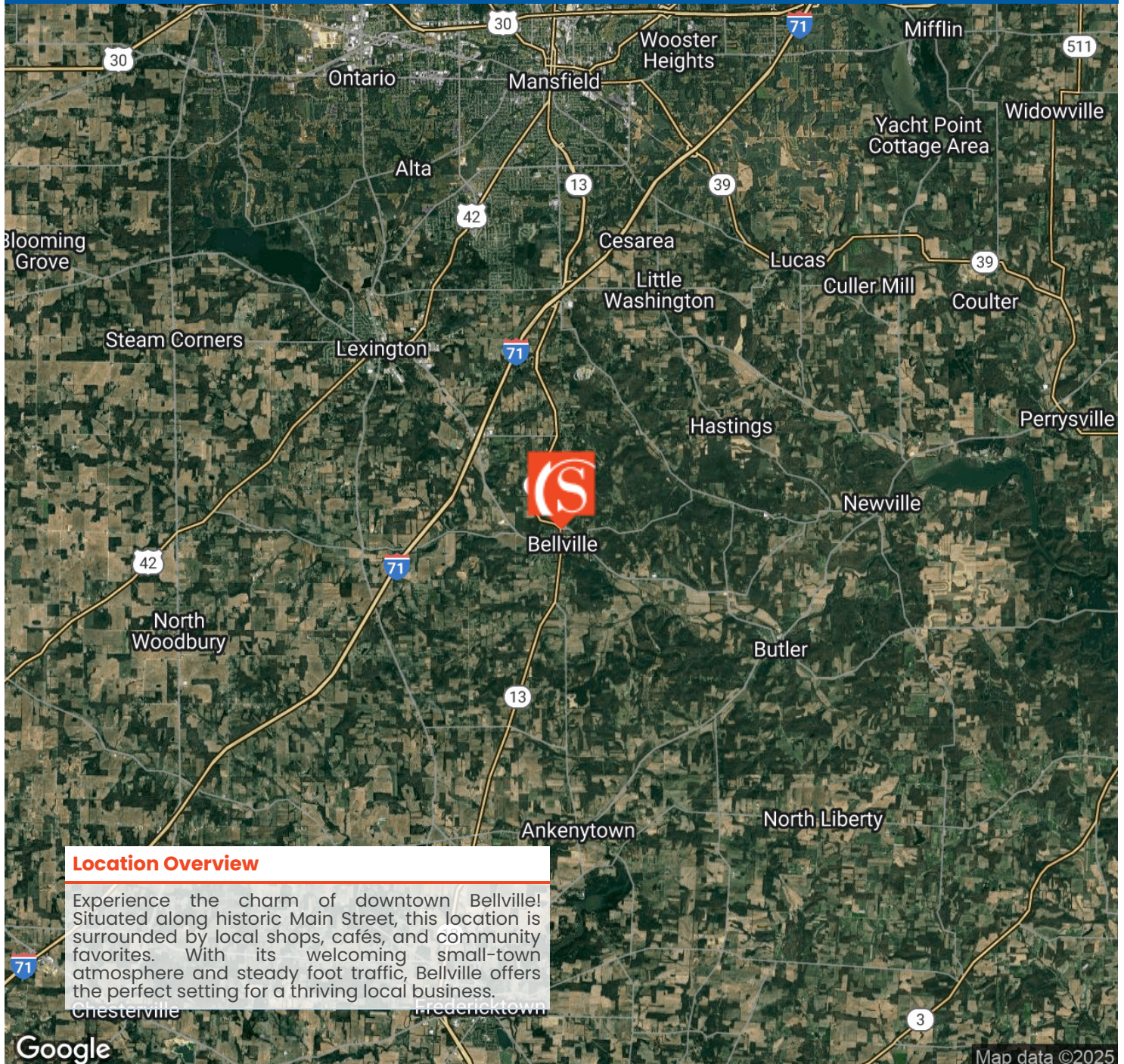






# 72 Main St

Bellville, OH 44813



## Location Overview

Experience the charm of downtown Bellville! Situated along historic Main Street, this location is surrounded by local shops, cafés, and community favorites. With its welcoming small-town atmosphere and steady foot traffic, Bellville offers the perfect setting for a thriving local business.

Chesterville

Fredericktown

Google

Map data ©2025



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.

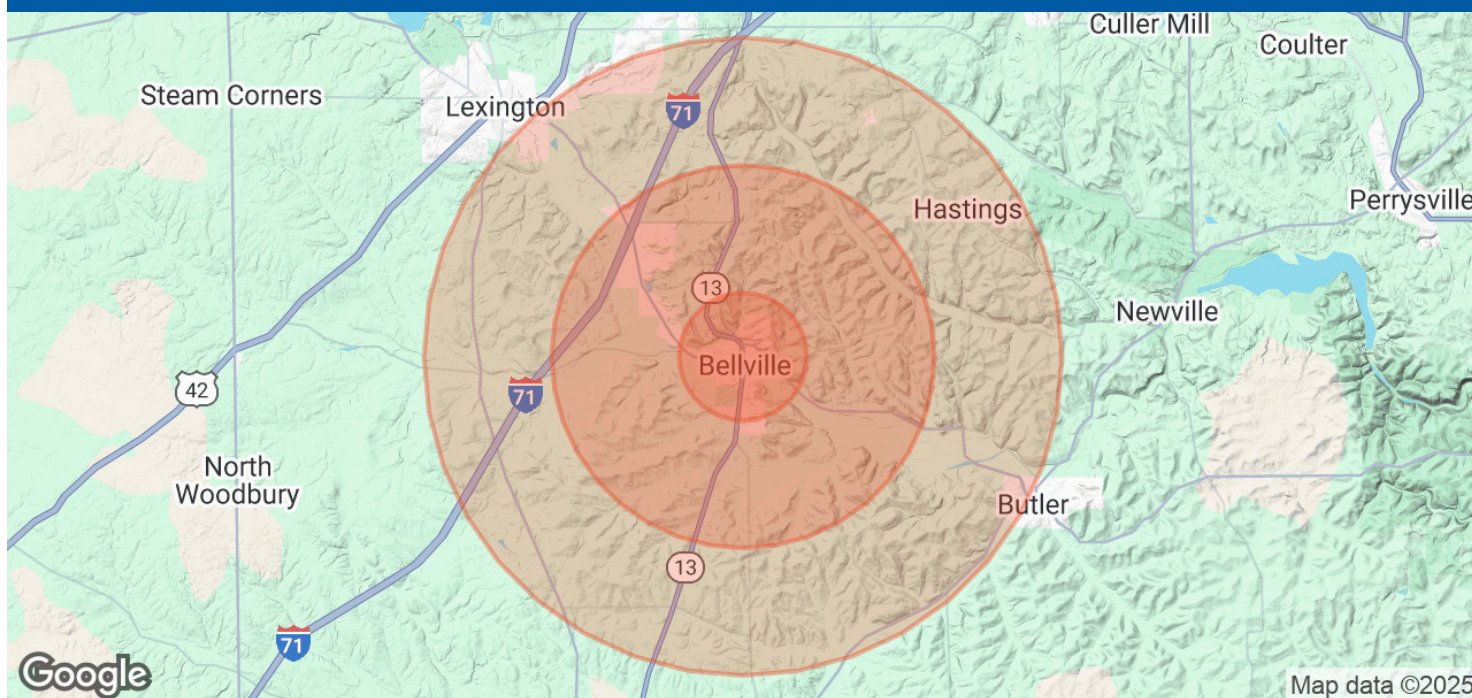






## 72 Main St

Bellville, OH 44813



Population	1 Mile	3 Miles	5 Miles
Total Population	1,947	4,826	10,104
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	46	45	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	824	1,992	4,111
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$80,281	\$83,095	\$85,800
Average House Value	\$228,424	\$232,922	\$244,089

Demographics data derived from AlphaMap