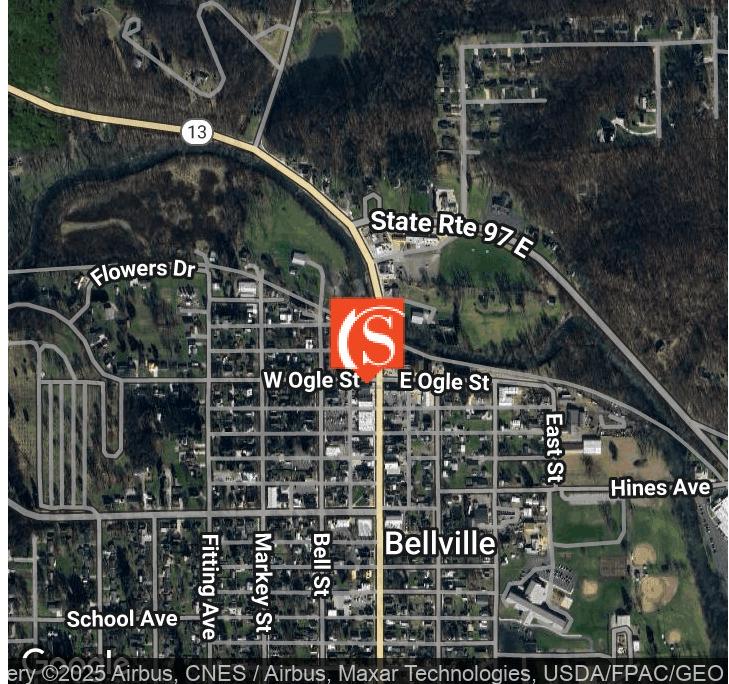




72 Main St

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





Additional Photos

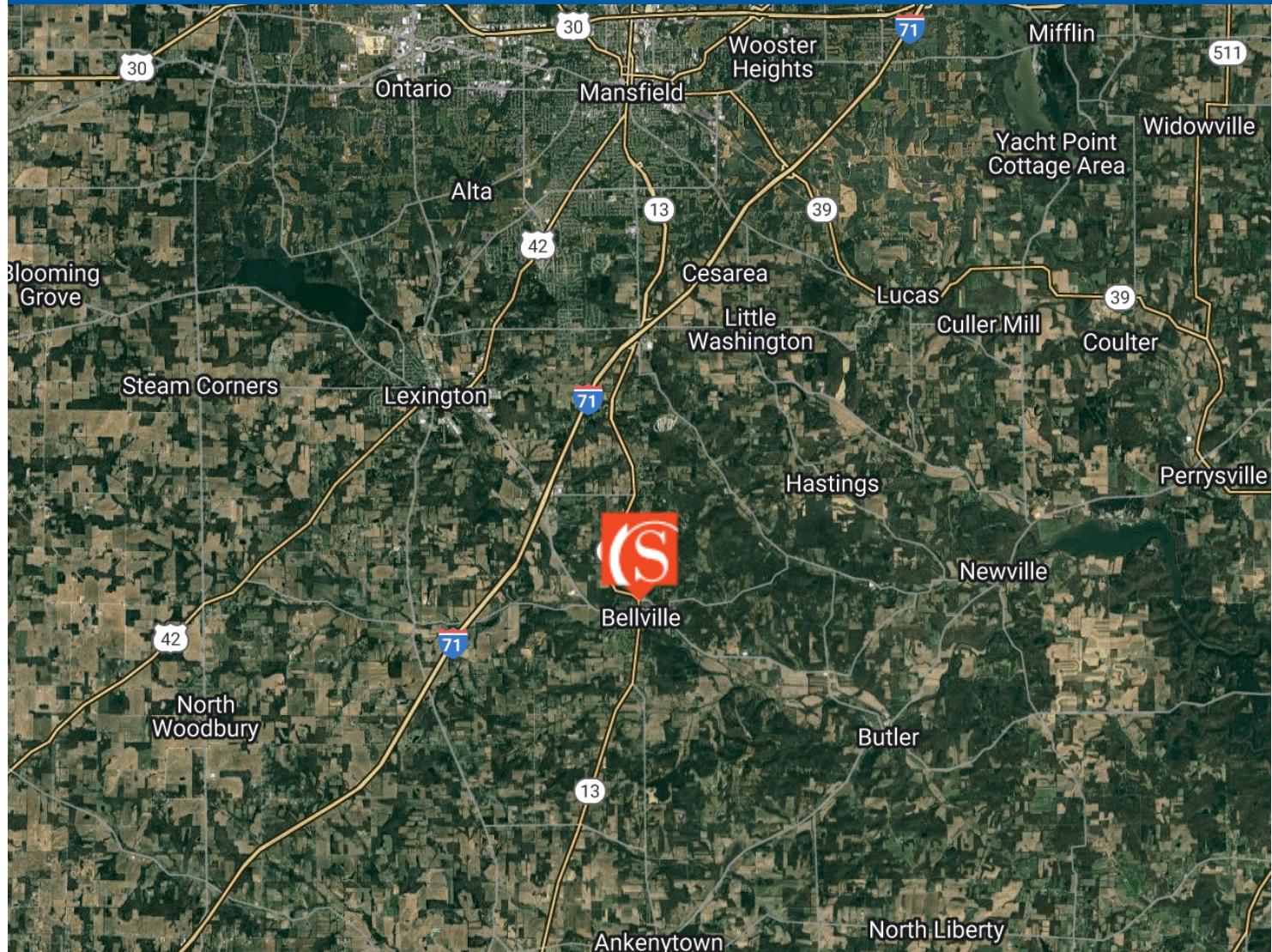
72 Main St
Bellville, OH 44813





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



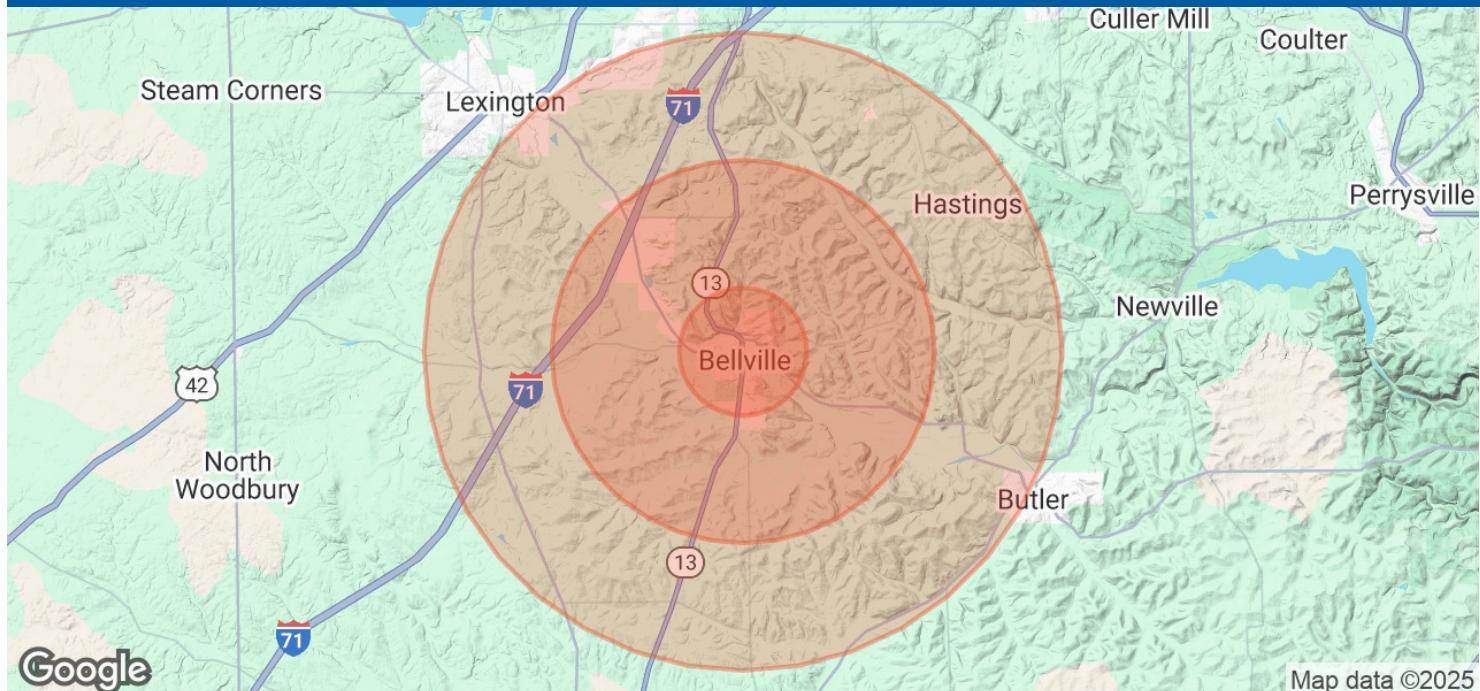
Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

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

