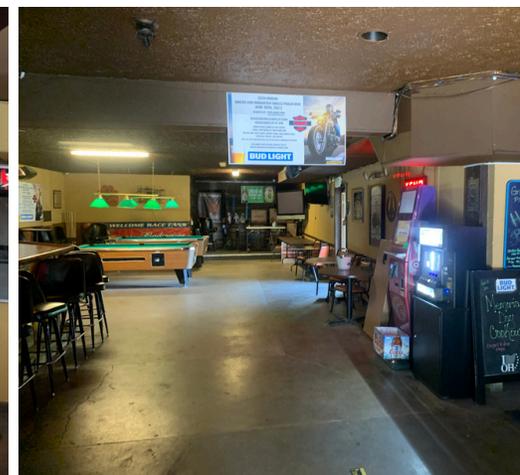
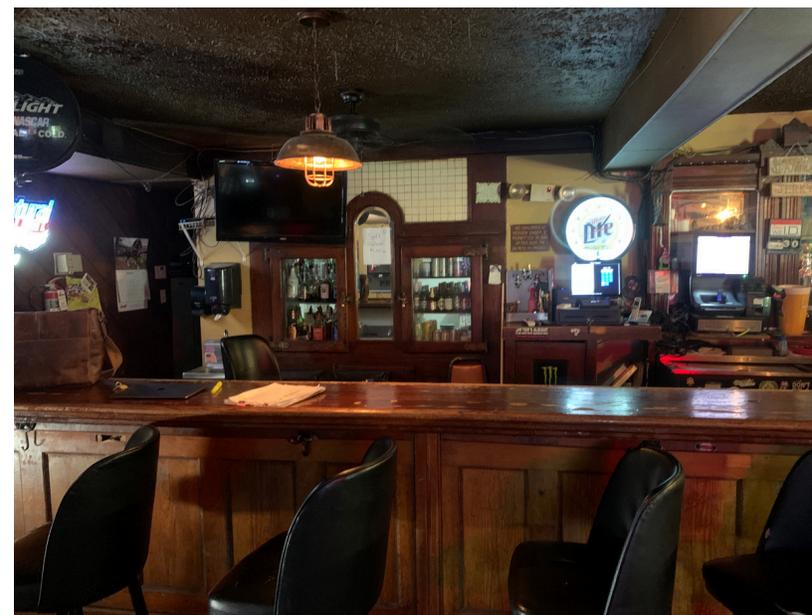
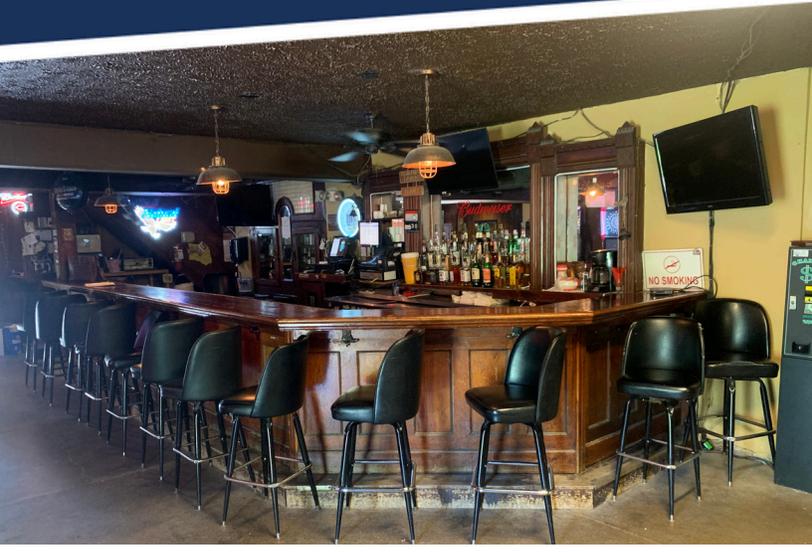


FOR SALE

**4949 N UNION ROAD
TROTWOOD, OH 45426**

Property Highlights

- LONG-STANDING, TURNKEY, PROFITABLE BAR BUSINESS AND BUILDING FOR SALE \$429,000
- BUSINESS CAN BE PURCHASED SEPARATELY FOR \$229,000 AND BUILDING FOR \$200,000
- SALE OF BUSINESS INCLUDES ALL FF&E AND TRANSFER OF BOTH D5 & D6 LIQUOR LICENSES (WITH SUNDAY SALES)!
- LOCATED NEAR INTERSECTION OF TWO COMMUTER ROUTES
- MAIN LEVEL: 2,184 SF BAR AREA HAS PLENTY OF ROOM FOR POOL TABLES, GAMES AND VENDING MACHINES
- 2 STORIES; 0.9039 ACRES; RENOVATED IN 2021
- OUTDOOR SEATING AREA WITH A LARGE, FENCED BACKYARD FOR EVENTS LIKE PICNICS OR SMALL CONCERTS.
- SECOND LEVEL: 1,206 SF CURRENTLY USED FOR STORAGE, COULD POSSIBLY BE RESTORED AS AN APARTMENT
- PARTIAL OWNER FINANCING AVAILABLE FOR A QUALIFIED BUYER
- ZONED GENERAL BUSINESS
- PARCEL ID: H33 00608 0008
- SELLER IS A LICENSED REAL ESTATE AGENT BUT NOT THE LISTING AGENT





**4949 N UNION ROAD | FOR
TROTWOOD, OH 45426 | SALE**

2024 DEMOGRAPHICS

2 MILE

5 MILE

10 MILE

POPULATION

13,114

78,288

269,386

HOUSEHOLDS

5,773

33,842

112,340

HH INCOME

\$63,855

\$68,317

\$64,265

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.