



FOR SALE

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

Property Highlights

- LONG-STANDING, TURNKEY, PROFITABLE BAR BUSINESS AND BUILDING FOR SALE \$450,000
- BUSINESS CAN BE PURCHASED SEPARATELY FOR \$250,000 AND BUILDING CAN BE LEASED FOR \$2,500 PER MONTH
- 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; .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





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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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