

# 3,800 SQ.FT. CLASSIC NEIGHBORHOOD BAR

FOR SALE

1008 DUNCAN ST SW, MASSILLON, OH 44647



## PROPERTY DESCRIPTION

Classic neighborhood bar: D-5 Liquor License serves until 2:30 am, bar food menu, Ohio Lottery, pull tabs, 2 pool tables, juke box. Capacity 110. Includes large clientele, pool leagues, etc. Financials available to qualified prospects.

## PROPERTY HIGHLIGHTS

- 3,800 Sq.ft. restaurant
- Roof = 6 years old
- Two (2) HVAC - one 2023 & one older
- Ansel hood
- Stainless steel kitchen equipment
- Includes Furniture, Fixtures & Equipment - call Broker for details
- Long history at this location
- Current ownership is celebrating 18 years

## LOCATION DESCRIPTION

From Rt. 21 in Massillon take the Walnut Rd exit and head West on Walnut, turn South onto Duncan St. Property is on your left, just past new Boys N Girls Club.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$295,000
<b>Lot Size:</b>	0.85 Acres
<b>Building Size:</b>	3,800 SF
<b>Taxes:</b>	\$3,636.60
<b>Year Built:</b>	1922
<b>Zoning:</b>	City of Massillon R-1

### Wick Hartung

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### Spencer Hartung

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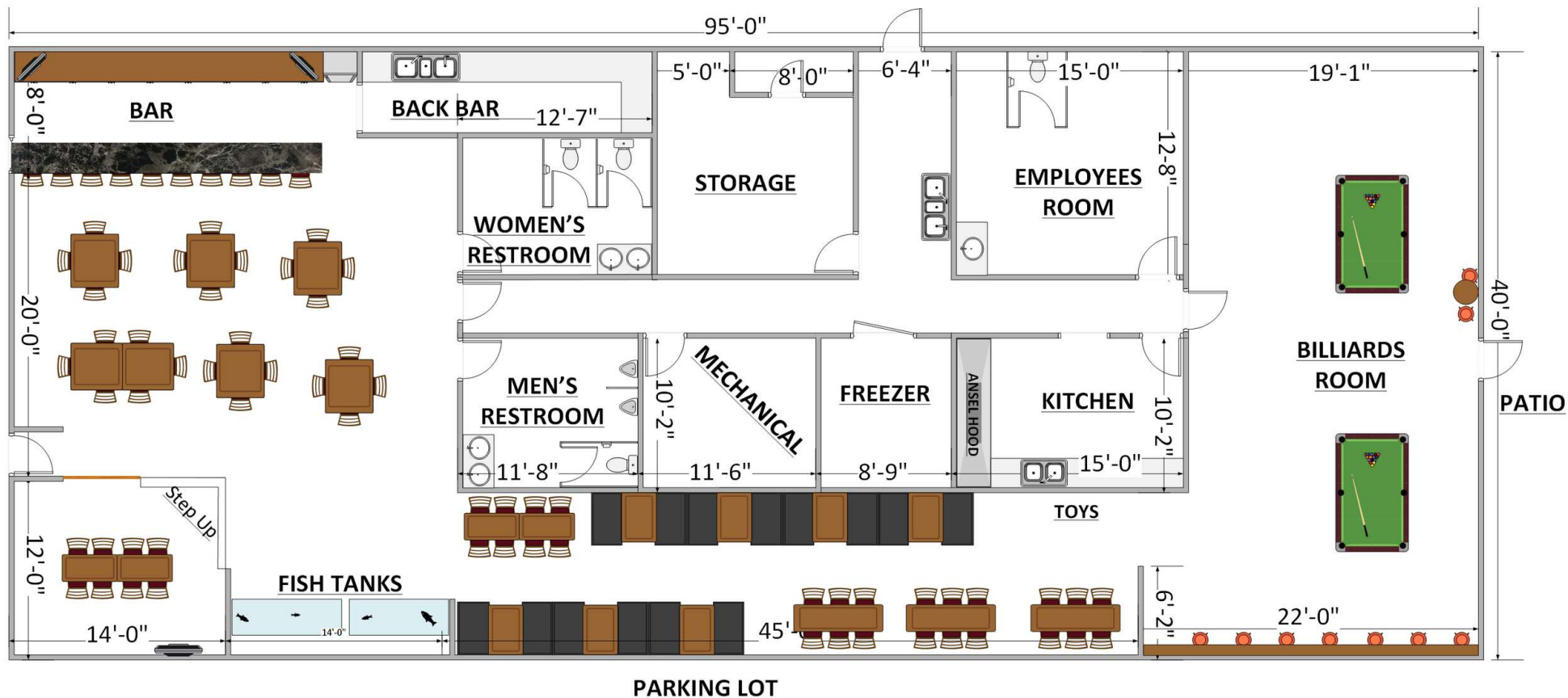
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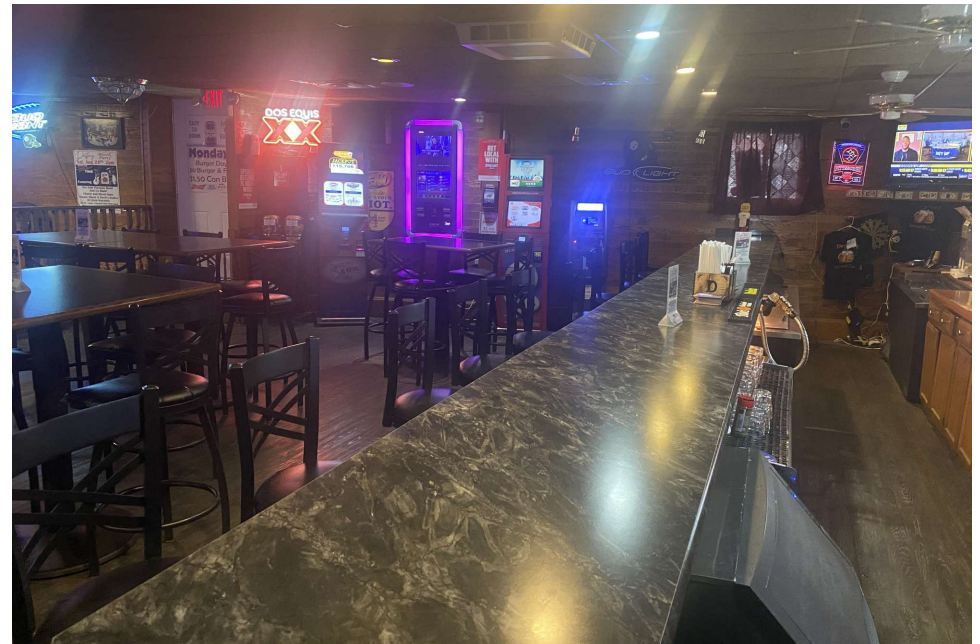
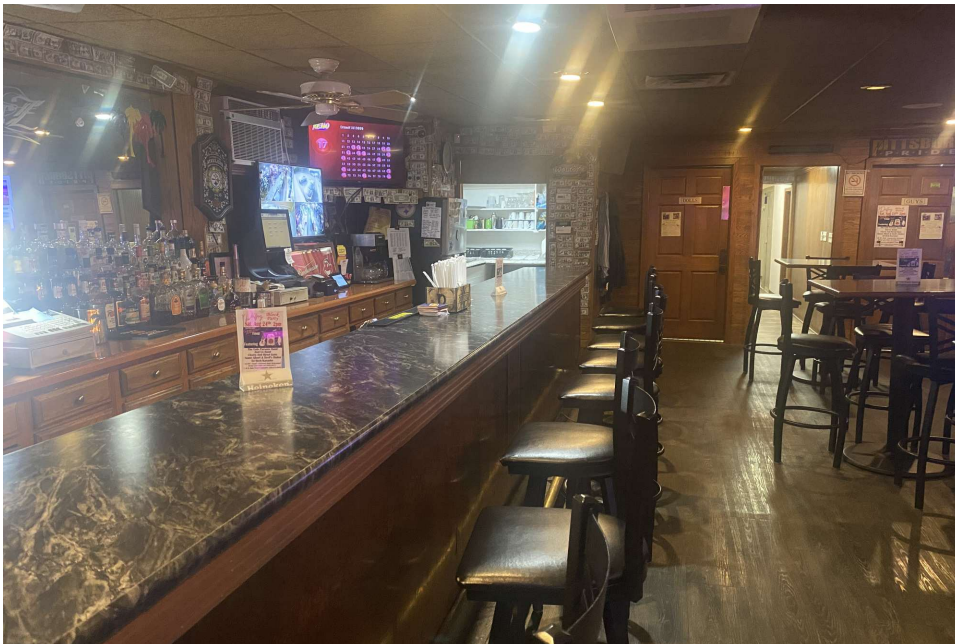
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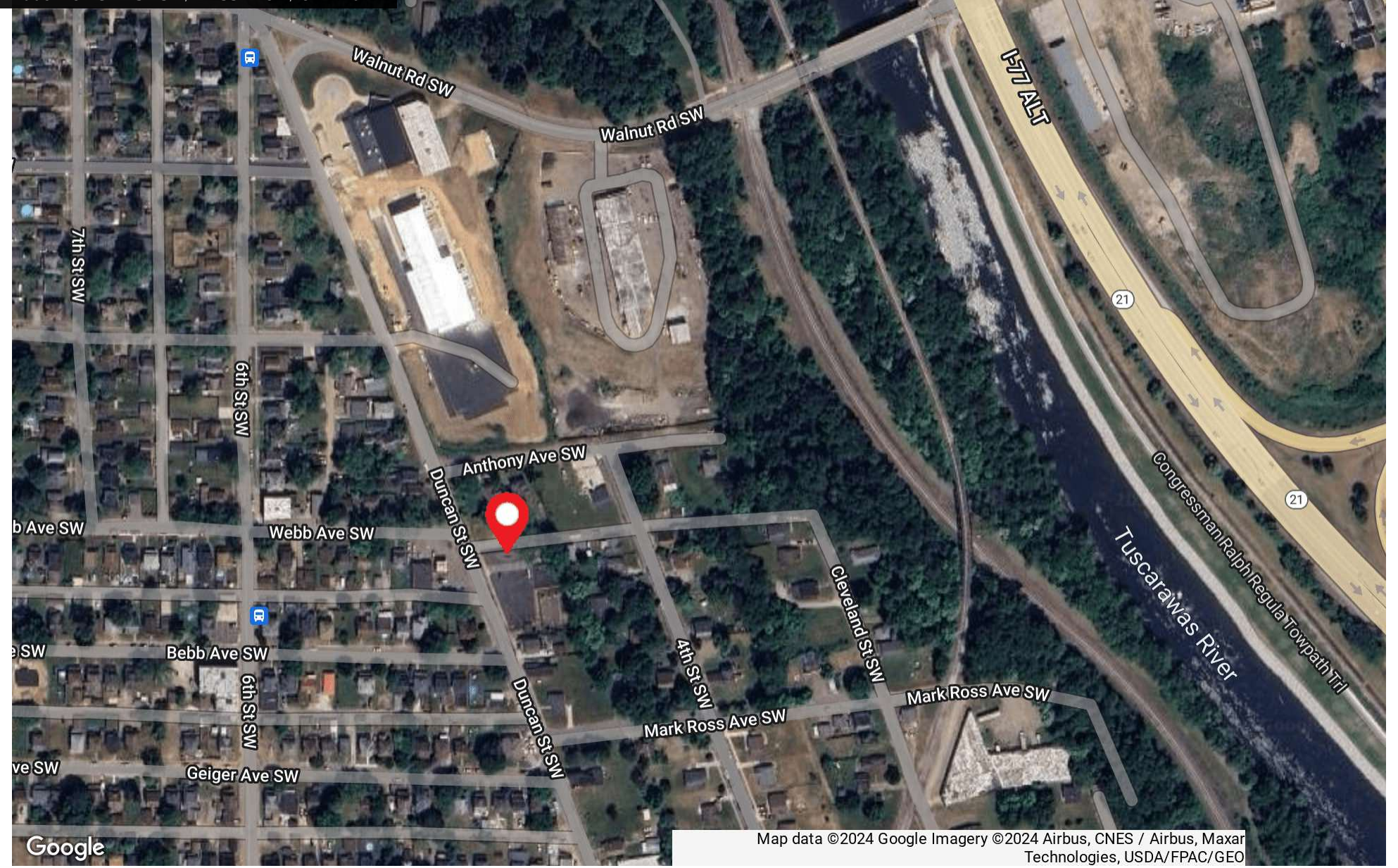
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Google

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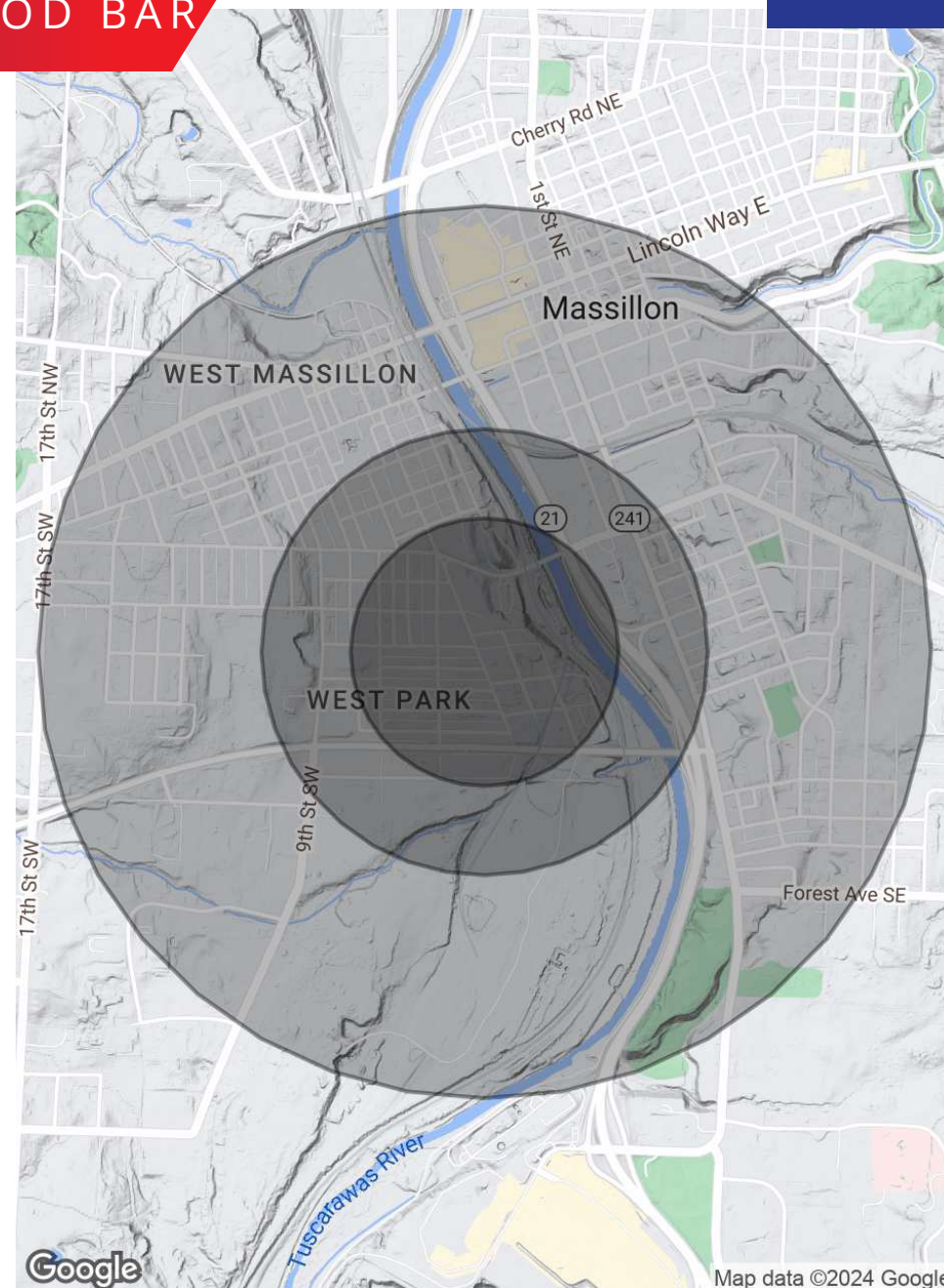
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	700	2,179	6,925
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	39	40

## HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	279	875	2,881
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$72,570	\$64,637	\$57,877
Average House Value	\$118,953	\$113,366	\$109,711

Demographics data derived from AlphaMap



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