

FOR SALE



HANNA
COMMERCIAL REAL ESTATE

MIXED USE BUILDING FOR SALE

219 S Sandusky Ave., Bucyrus, OH 44820

Tim Weber

TimWeber@HannaCRE.com

(614) 374.5600

Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

PROPERTY OVERVIEW

PROPERTY DETAIL

Owner-user/Investment Overview

219 S. Sandusky Avenue presents a rare opportunity to acquire a fully integrated mixed-use asset in the heart of downtown Bucyrus. This **±3,660 square foot building** combines high-visibility commercial space with a beautifully finished upper-level luxury residence, offering both income potential and owner-occupant flexibility. The main level consists of approximately **2,160 square feet of commercial space** with excellent storefront presence along one of Bucyrus' primary business corridors. Ideal for restaurant, wine bar, café, boutique retail, or professional office use, the space benefits from strong pedestrian and vehicle visibility. A lower-level cellar provides additional storage and operational support. The upper level features an impressive **±1,500 square foot luxury residence** (not including the private walk-out balcony), designed with upscale finishes and architectural detail throughout.

Residential Features

- 15' vaulted ceilings in open-concept living area
- Double-sided, charcoal stack stone, vented Heat & Glo gas fireplace
- Double-hung tilt-in windows providing abundant natural light
- Chef-inspired kitchen with:
 - Quartz countertops
 - Double oven with convection option
 - Soft-close cabinetry
 - Pull-out lower cabinet shelving
 - Under-cabinet lighting
 - Built-in glass-front wine cabinet
- Private office with custom built-in quartz desk
- Spa-style main bath with walk-in shower (wall + rain shower heads) and quartz counters
- Spacious walk-in closet
- Alarm system

Property Highlights

±3,660 SF total building

±2,160 SF main level commercial space

±1,500 SF luxury upper-level residence

Lower-level cellar storage

0.13-acre parcel

Prime downtown location

Mixed-use flexibility (owner-occupant or investment)

This property delivers a compelling live-work opportunity or income-producing asset with strong architectural appeal and premium residential finishes.

Mixed Use Building

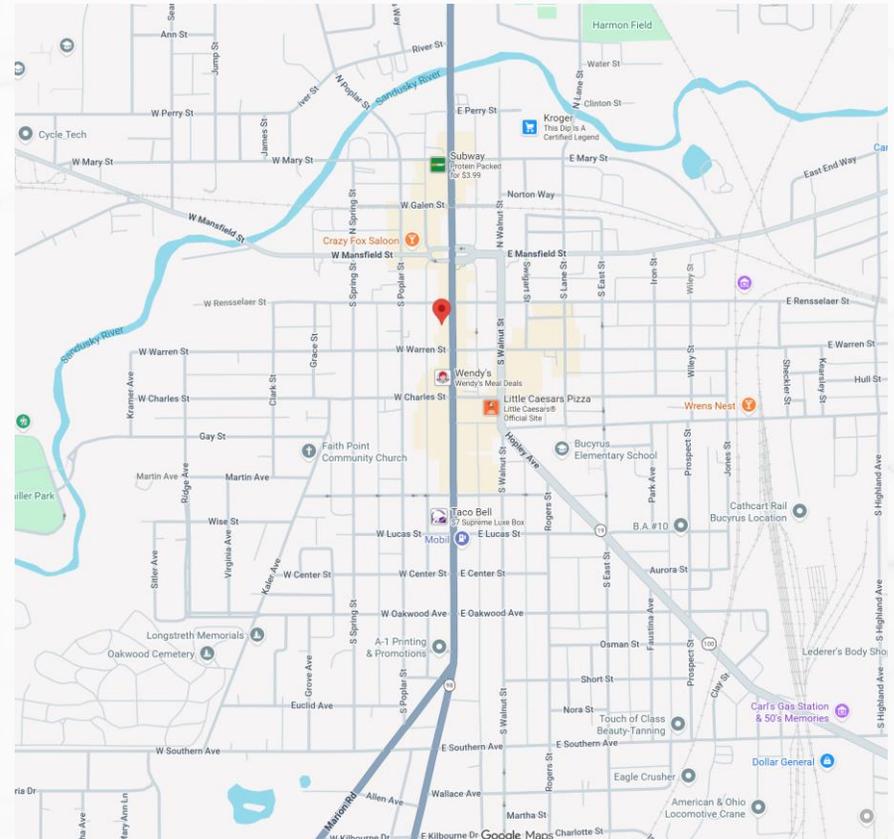
219 S Sandusky Ave., Bucyrus, OH 44820

PROPERTY OVERVIEW

PROPERTY SUMMARY

- Location, Location, Location!!! In the heart of it all in Bucyrus, OH
- Former Wine Shop (Closed Nov 2025)
- Built in 1920
- Main Level is 2,160 square feet w finished outdoor patio area
 - Currently built out as retail space (Norman's Niche)
 - Assets, Furniture, Fixtures & Equipment and Liquor License are all available
- 2nd Level is 1,500 square feet
 - Currently apartment
- 4 parking space + on street parking
- Main traffic corridor
- Zoning: DB (Downtown Business)
- Asking Price \$475,000
- Additional purchase options: Inventory, Assets, F.F & E, D-5 Liquor License
- Property Website:
 - [219 S Sandusky Ave](#)

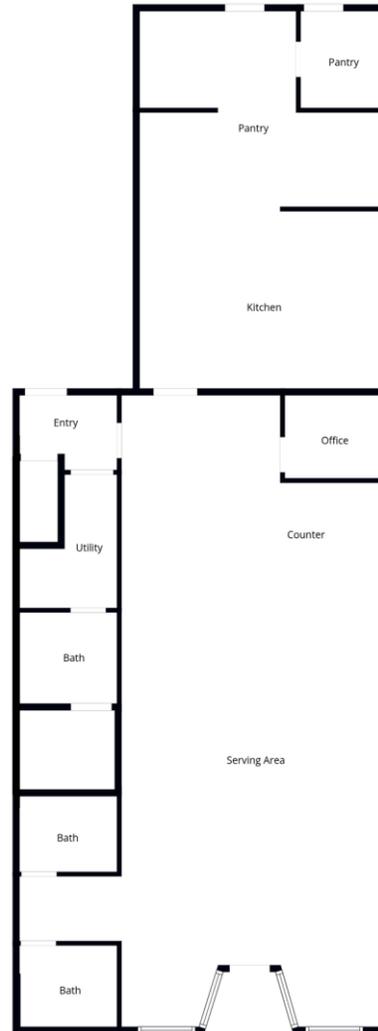
CLICK HERE FOR
GOOGLE MAPS VIEW



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

MAIN LEVEL | RETAIL



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

RETAIL - PICTURES



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

RETAIL - PICTURES



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

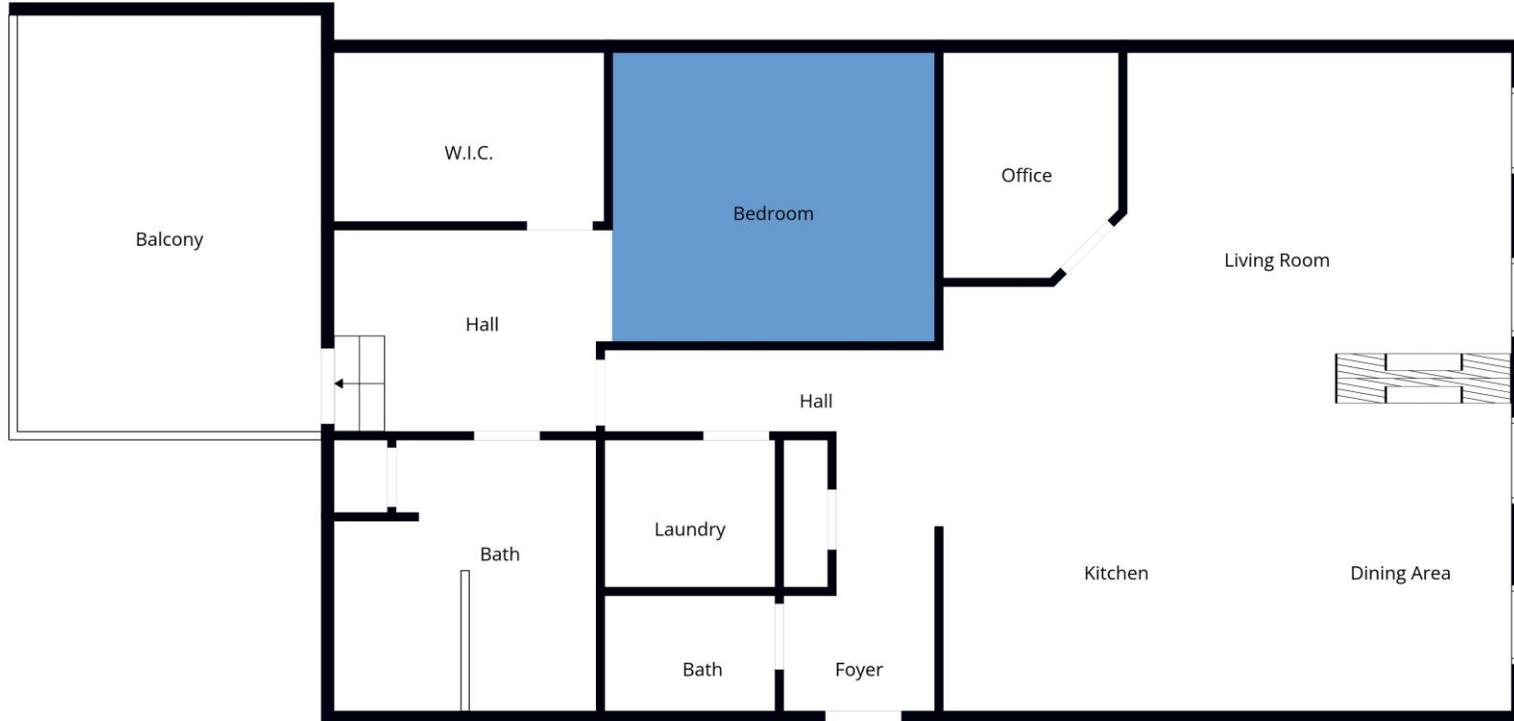
RETAIL - PICTURES



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

2nd & 3rd FLOOR APARTMENT

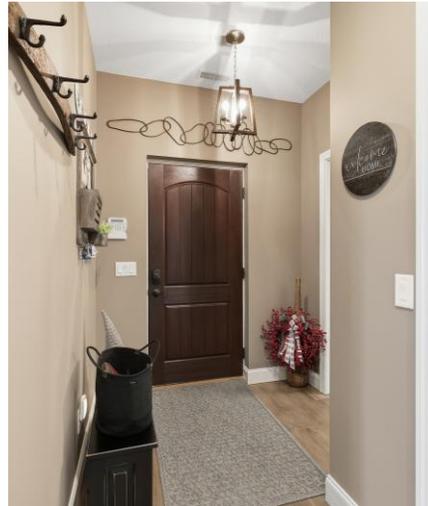


Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

APARTMENT - PICTURES



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

APARTMENT - PICTURES



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

APARTMENT - PICTURES



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

APARTMENT - PICTURES



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

AUDITOR MAP

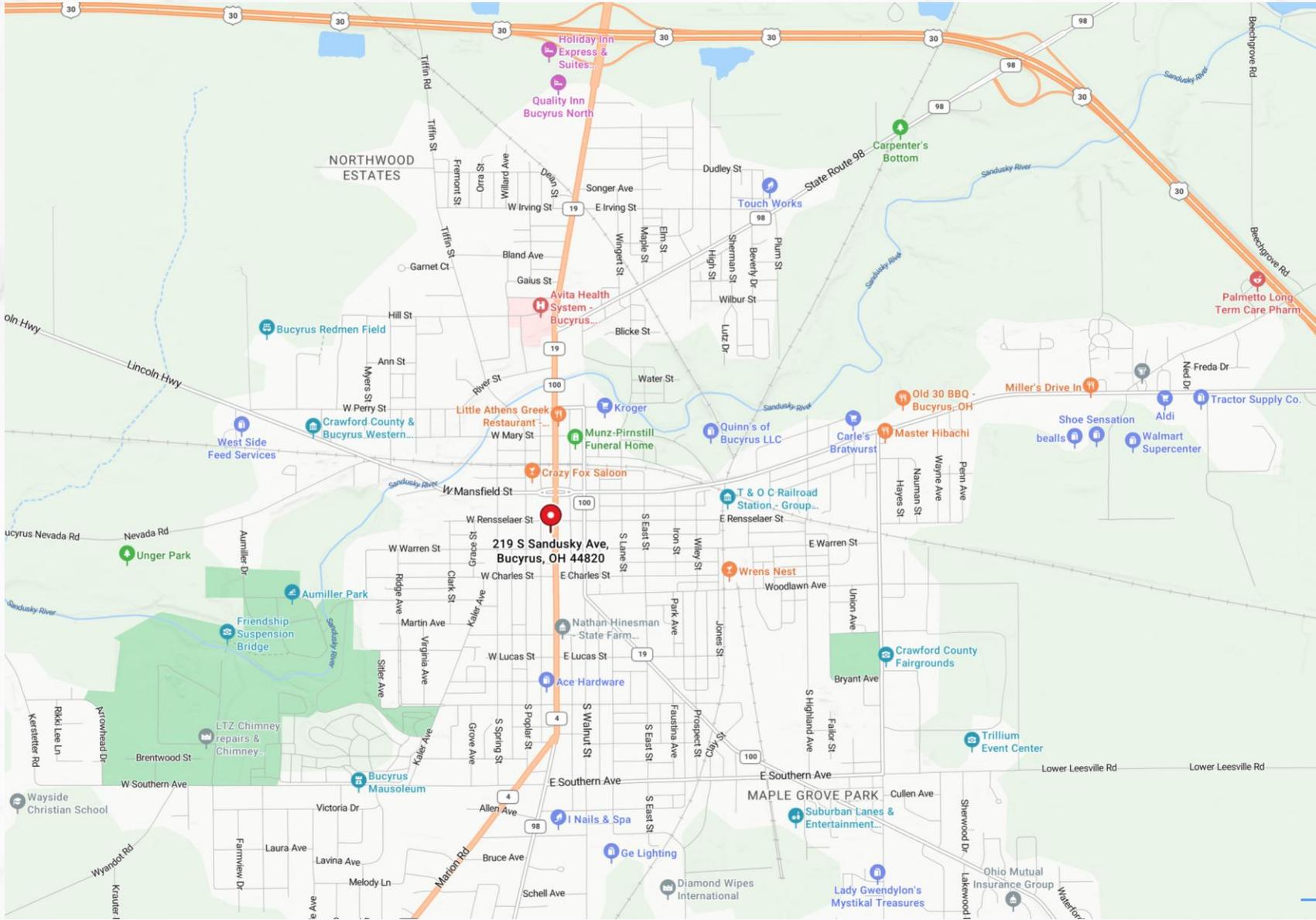
ounty, OH



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

AERIAL



Mixed Use Building

219 S Sandusky Ave., Bucyrus, OH 44820

AERIAL

