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REAL ESTATE SERVICES

Feature Sheet for 110 W. Main Street, Deshler OH

Located on Main Street in Deshler, this property offers exceptional versatility and income potential. The ground-level storefront **underwent a full renovation in 2023** and was brought completely up to code. The space features 12-foot ceilings with exposed ductwork, updated lighting, laminate flooring, a kitchenette equipped with a stove, refrigerator, and microwave, dedicated storage, and two restroom areas.

The first-floor commercial unit is currently leased at \$700 per month, with utilities paid by the tenant. Any sale will be subject to the existing lease, which runs through October 31, 2026.

The second floor is a striking loft apartment, fully renovated in 2025 with a modern industrial aesthetic.

The expansive 33x23 open-concept living and kitchen area showcases 12-foot exposed ceilings, visible ductwork, laminate flooring, recessed lighting, and industrial-style ceiling fans. The kitchen is outfitted with navy cabinetry, butcher-block countertops, and stainless steel appliances.

The layout includes a spacious 12x19 primary bedroom with an oversized walk-in closet and an en-suite bath featuring double vanities, an additional 12x11 bedroom or office, and a 7x8 laundry room complete with appliances. **The loft apartment is currently operating as an Airbnb/vacation rental, with the potential to generate ~\$3,500 per month, depending on peak/off season occupancy and rates.**

Utilities in Deshler—including water, sewer, electric, and gas—are conveniently billed together and average approximately \$125 per unit. Internet access is available.

Front and rear entrances/access to both levels. Parking is available behind the building as well as along Main Street. 2 separate meters for each level, with 2 AC units and 2 Furnaces (1 each per level).

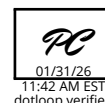
For additional details or to discuss this opportunity further, please contact me.



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