



68 South Main Street

Johnstown, OH 43031



Offering Summary

Sale Price:	\$215,000
Building Size:	812 SF
Lot Size:	0.08 Acres
Zoning:	General Commercial
APN:	053-177636-00.000

Property Overview

Prime office investment opportunity! Offering 812 SF building, zoned General Commercial, is fully leased and offers an inviting, functional layout ideal for office use. Inside, a cozy office space awaits, featuring a convenient kitchenette and a half bathroom to accommodate both employees and clients. The rear of the building opens to a small, private patio, adding an element of relaxation or outdoor workspace. This property is a standout option for investors seeking a manageable, income-generating office asset.

Property Highlights

- Excellent Investment Opportunity
- Fully Leased
- Located in the heart of Johnstown





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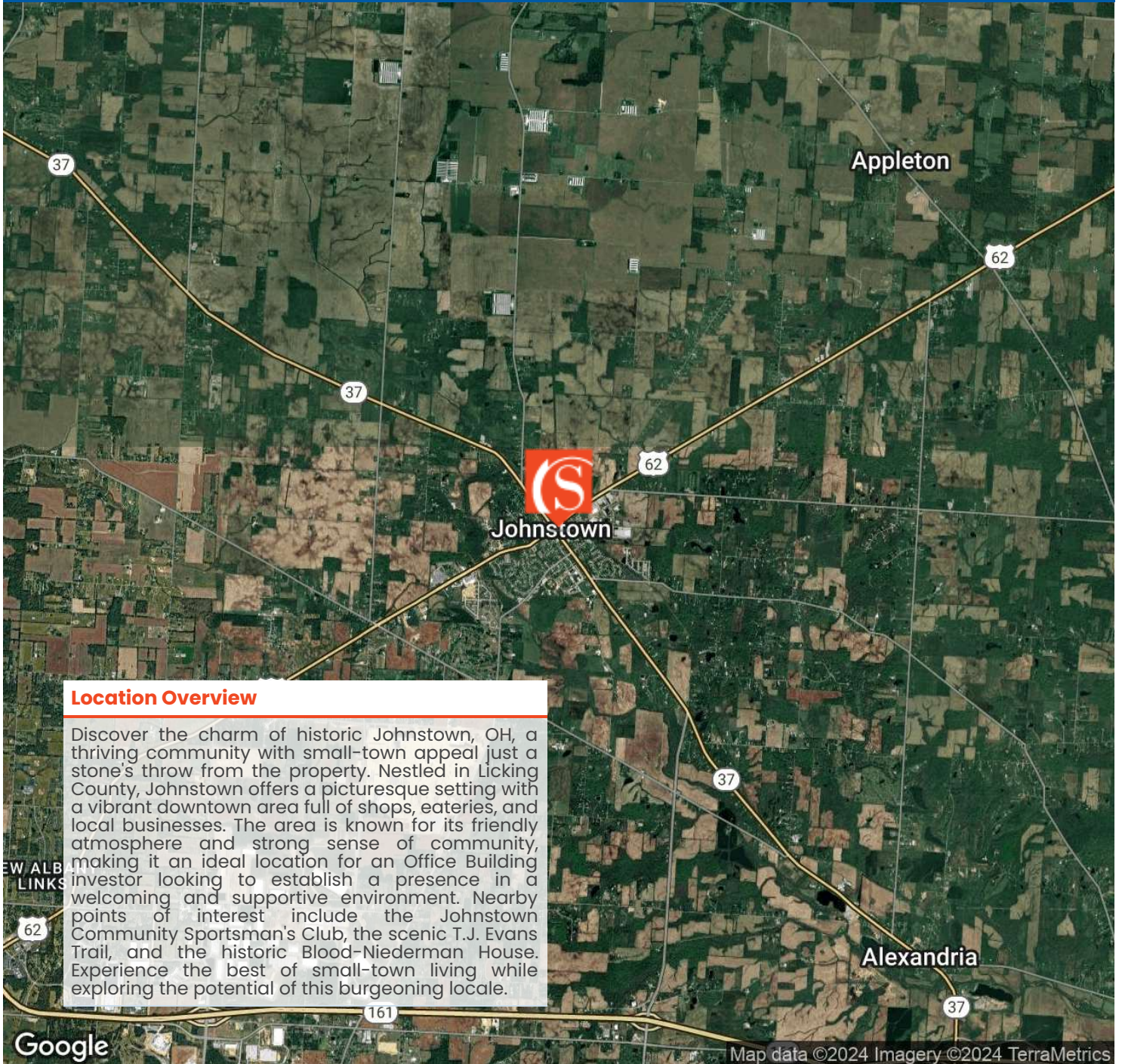
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Location Overview

Discover the charm of historic Johnstown, OH, a thriving community with small-town appeal just a stone's throw from the property. Nestled in Licking County, Johnstown offers a picturesque setting with a vibrant downtown area full of shops, eateries, and local businesses. The area is known for its friendly atmosphere and strong sense of community, making it an ideal location for an Office Building investor looking to establish a presence in a welcoming and supportive environment. Nearby points of interest include the Johnstown Community Sportsman's Club, the scenic T.J. Evans Trail, and the historic Blood-Niedermaier House. Experience the best of small-town living while exploring the potential of this burgeoning locale.

Google

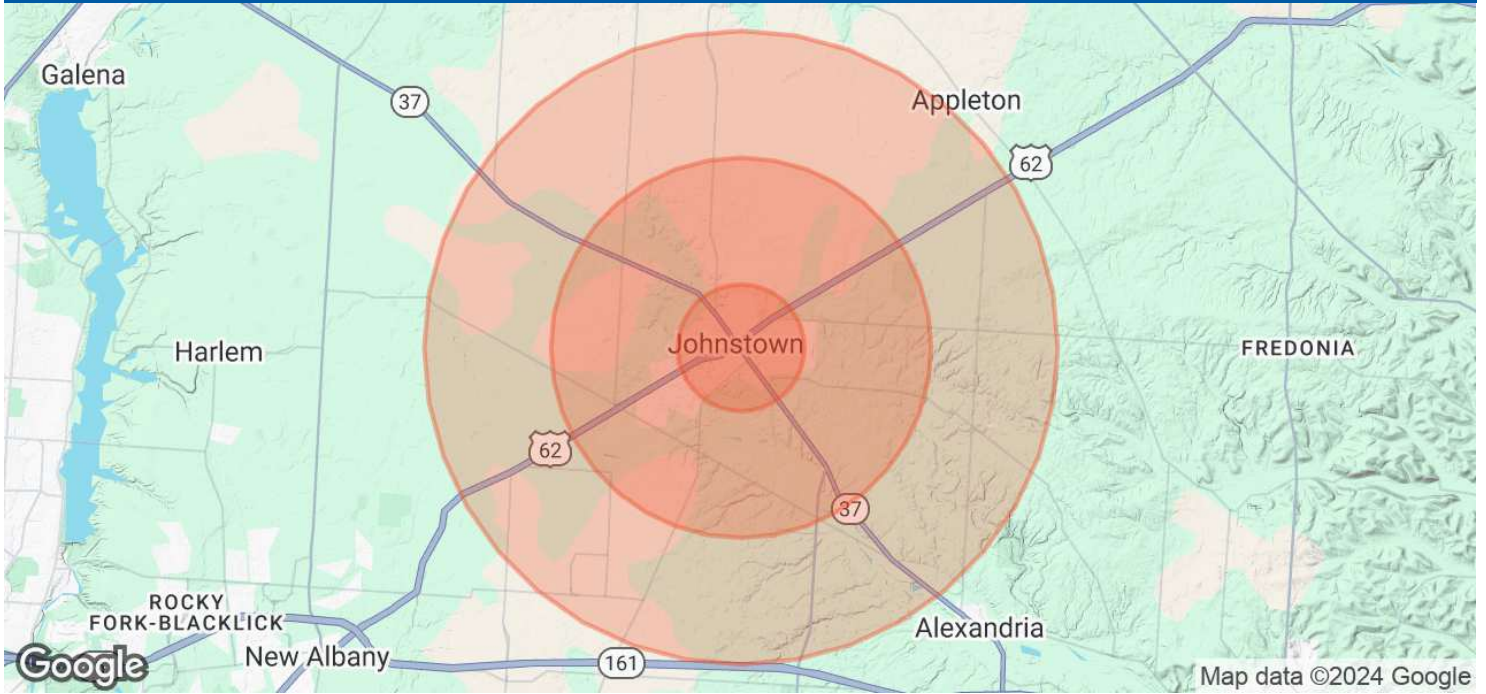
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,213	8,915	13,252
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,095	3,520	5,149
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$102,082	\$111,921	\$122,142
Average House Value	\$309,726	\$336,075	\$369,293

Demographics data derived from AlphaMap

