

PRISTINE RESTAURANT/TAVERN FOR SALE!



**108+111 W Main St.
Medway, OH 45341**

PROPERTY FEATURES:

- Restaurant Retail Opportunity
- 3,403 SF Restaurant with Outdoor Seating
- Ample Parking Across Two Lots
- Potential Rental Property Included Across Street
- Restaurant has D1, D2, D3, and D6 Liquor

\$499,000.00



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Fact Sheet

Address:	108+111 W Main St. Medway, OH 45341	
Price:	\$499,000.00	
County:	Clark	
City:	Medway	
Building Size:	111: 3,403 SF	108: 893 SF
Lot Size:	111: 0.212	108: 0.276
Year Built:	111: 1900	108: 1955
Parking Spaces:	30+-	
Roof:	Shingle, Added in 2021	
HVAC:	Heating and Central Air Conditioning	
Electric:	3-Phase	
Restrooms:	2 Restrooms	
Taxes:	111: \$5,852.23	108: \$1,562.56



Property Description:

The Mad River Tavern is in PRISTINE condition and has been totally renovated to perfection! With significant enhancements and building upgrades made in the last few years, this building offers minimal risk. This restaurant features multiple dining rooms with two bar areas- liquor sales will be through the roof! This restaurant has been vacant since the beginning of December 2024 and had D1, D2, D3, and D6 liquor licenses.

The property also includes a large parking lot across the street with a vacant building currently used for storage. New owners could easily turn the additional building into a rental property with a business on the first floor and a residential unit on the second floor.

Medway:

Medway, Ohio, is a small, unincorporated community in Bethel Township, Clark County, with a rich historical heritage and a quaint, rural charm. Located near the Mad River, it played a role in Ohio's early settlement and development, with roots tracing back to the early 19th century. Medway is known for its close-knit community, scenic countryside, and historic landmarks, such as the nearby Estel Wenrick Wetlands, a protected natural area that offers beautiful landscapes and wildlife habitat. Although Medway is relatively small, its proximity to larger cities like Dayton and Springfield makes it a peaceful residential area with easy access to urban amenities. This blend of rural tranquility and convenient location has made Medway a unique and appealing place for residents who appreciate its quiet charm and historical character.



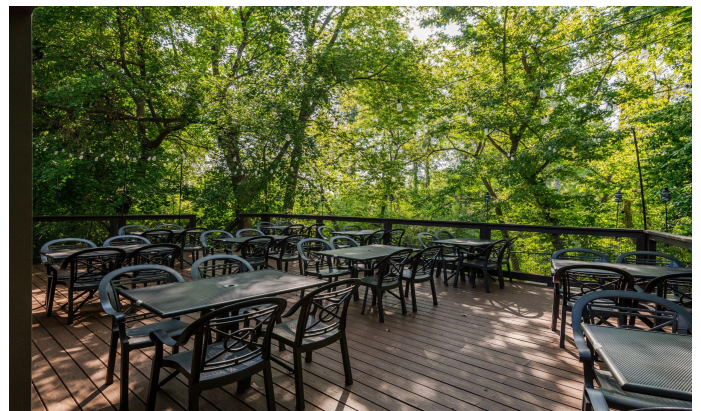




INDOOR-OUTDOOR DINING AREA & 2ND BAR



SCENIC OUTDOOR DINING SPACE





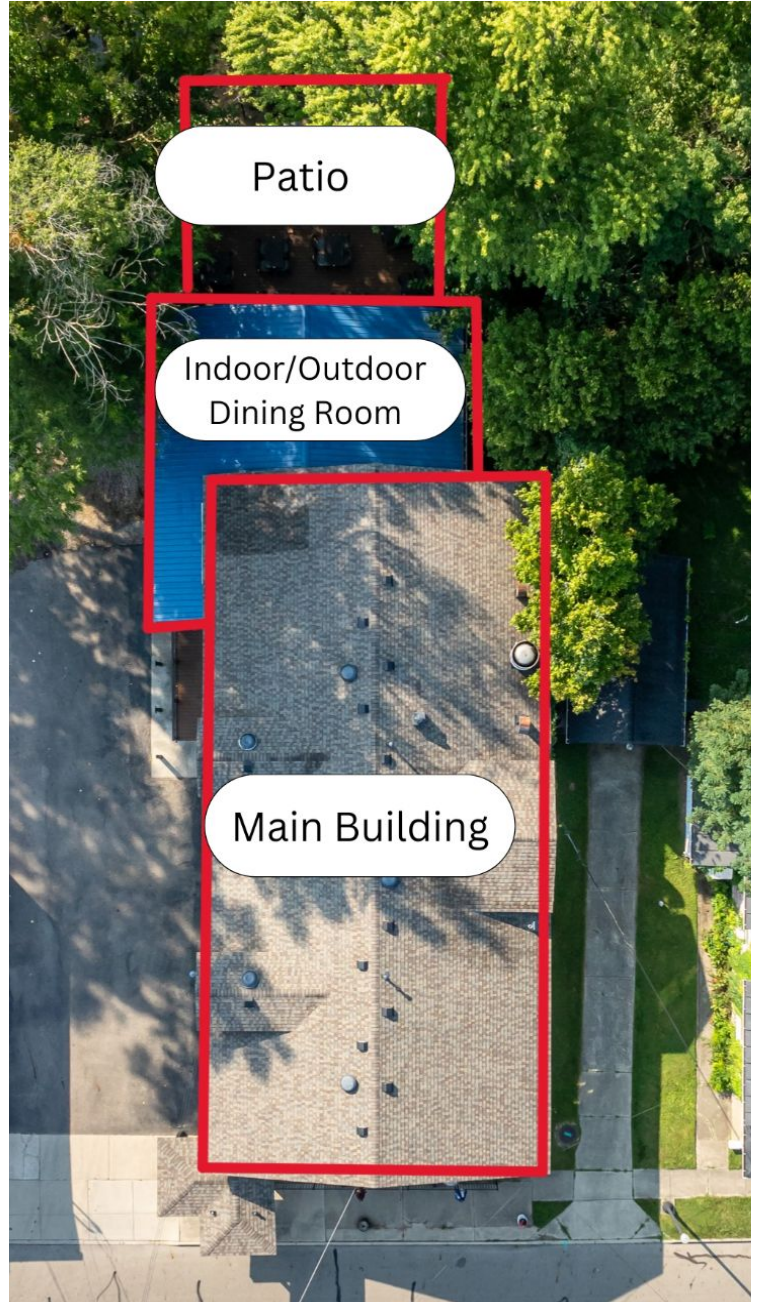
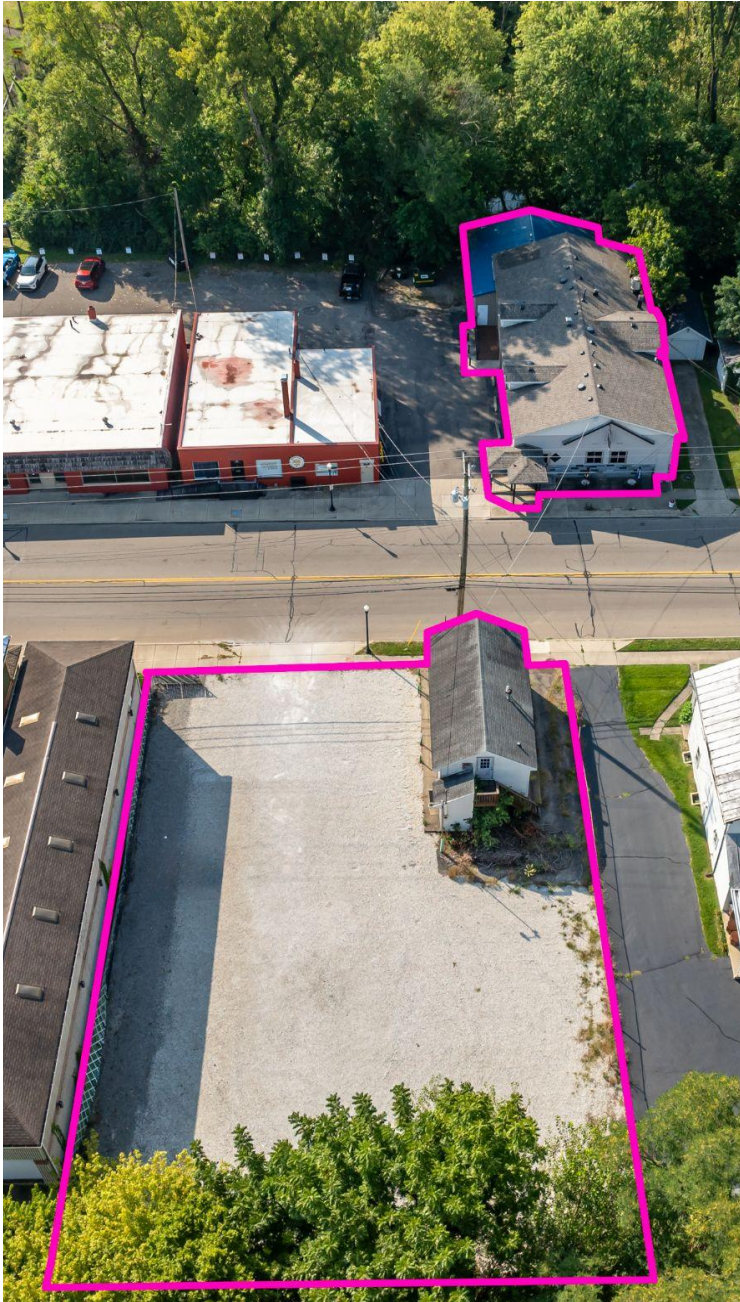
KITCHEN WITH MANY NEW APPLIANCES





Opportunity for Additional Rental Income





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