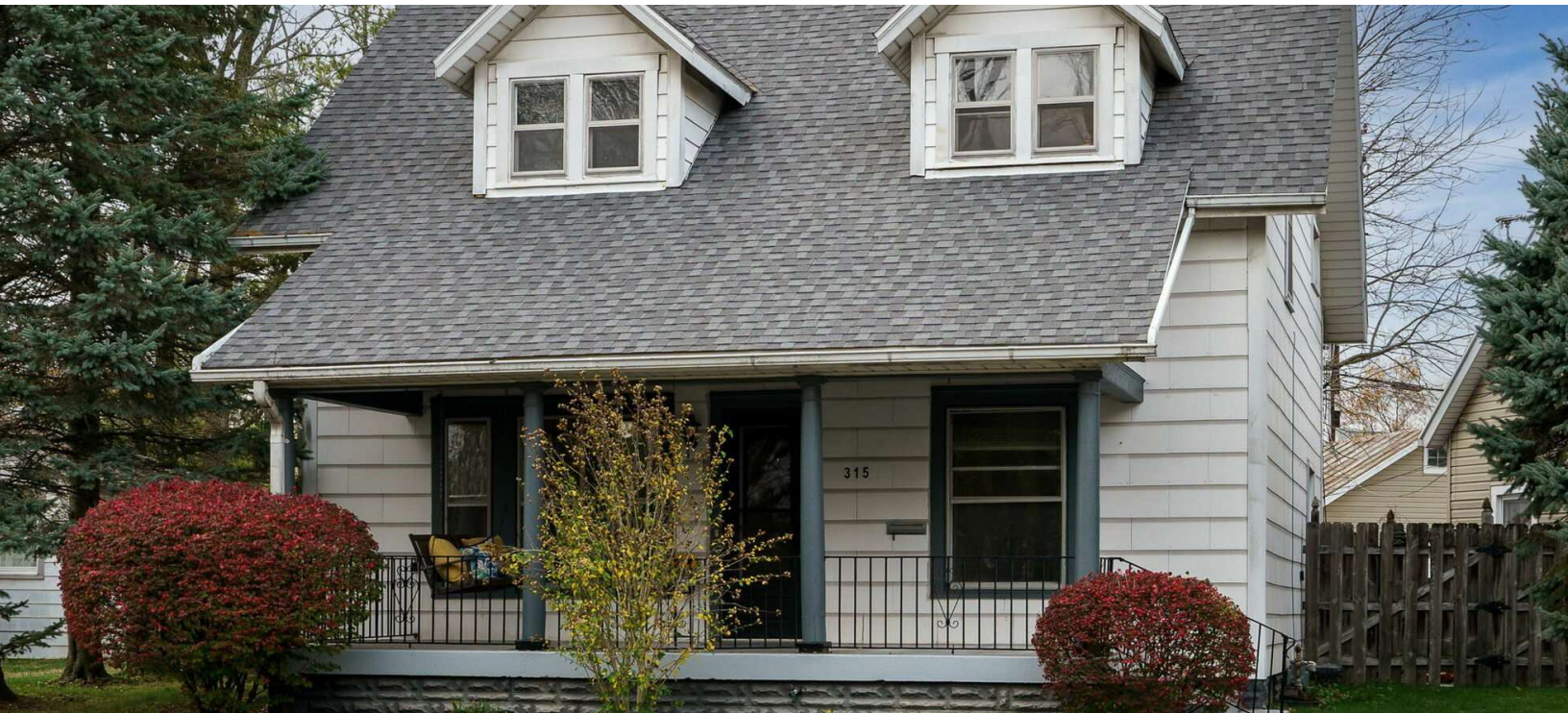


315 South Main Street

New Carlisle, OH 45344

FOR SALE

Property Summary



Property Description

Welcome to this beautiful versatile property in the heart of town, where history meets opportunity. Whether you are looking for a family residence or a strategic business location, this dual-zoned gem has you covered. This property is zoned CB- Central Business offering multiple uses 1 or 2 family dwellings, retail, service, or food services, business and more. Here is a link to find permitted uses. https://codelibrary.amlegal.com/codes/newcarlisleoh/latest/newcarlisle0-0-13807#JD_Chapter1270. A covered front porch leads to a spacious main floor plan with a welcoming kitchen, dining room, comfortable living area, half bath, and a bonus office space for working from home or meeting clients. The second floor boasts three nice size bedrooms, and a full bath. This home celebrates the beauty and charm of its era, with wide wood trim, beautiful wood banister, decorative fireplace, a pocket door and more! There is a partial basement and a large 3-Seasons room and deck. There is off street parking located behind the home. The seller is offering a \$3000 paint/flooring allowance. Whether you envision a charming home, a new business or a blend of both, this Main Street property provides the foundation to bring your dreams to life. Conveniently located within walking distance to the shops downtown and is approximately 20 minutes to WPAFB, 15 minutes to I-675, I-70 and Rt 4.

Offering Summary

Sale Price:	\$179,900
Lot Size:	0.15 Acres
Building Size:	1,575 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,688	3,949	8,408
Total Population	4,125	9,901	21,135
Average HH Income	\$70,879	\$84,310	\$86,703

Diana Taylor
937-631-0362
dlynnntaylor@gmail.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

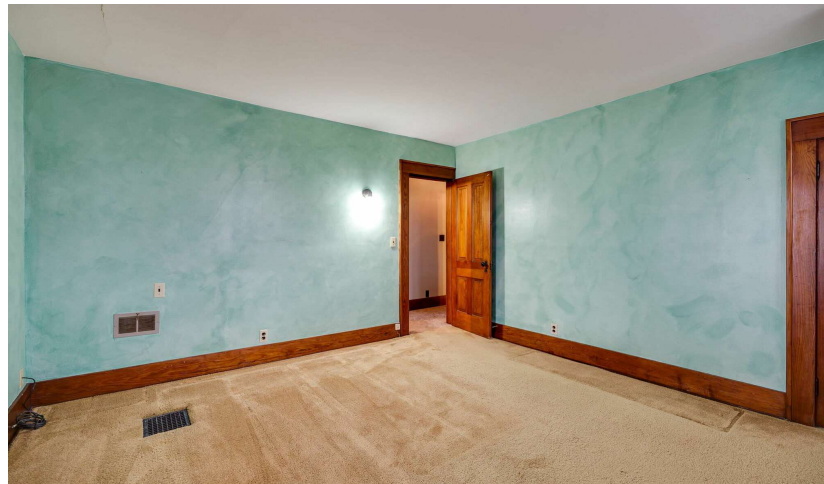
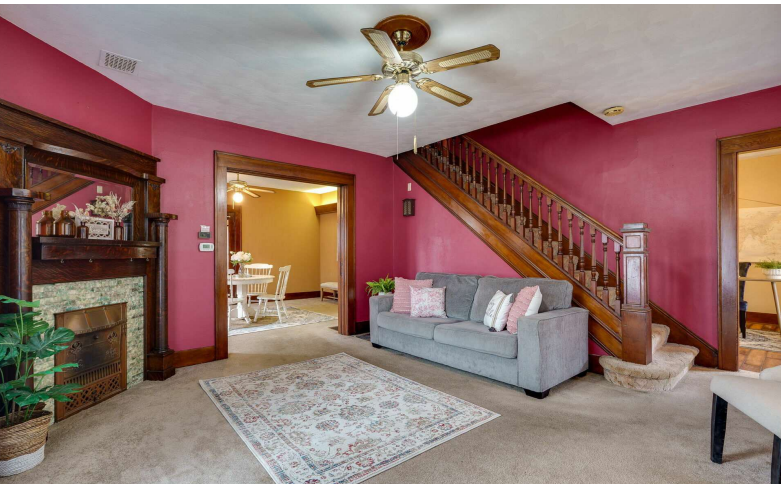
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Additional Photos



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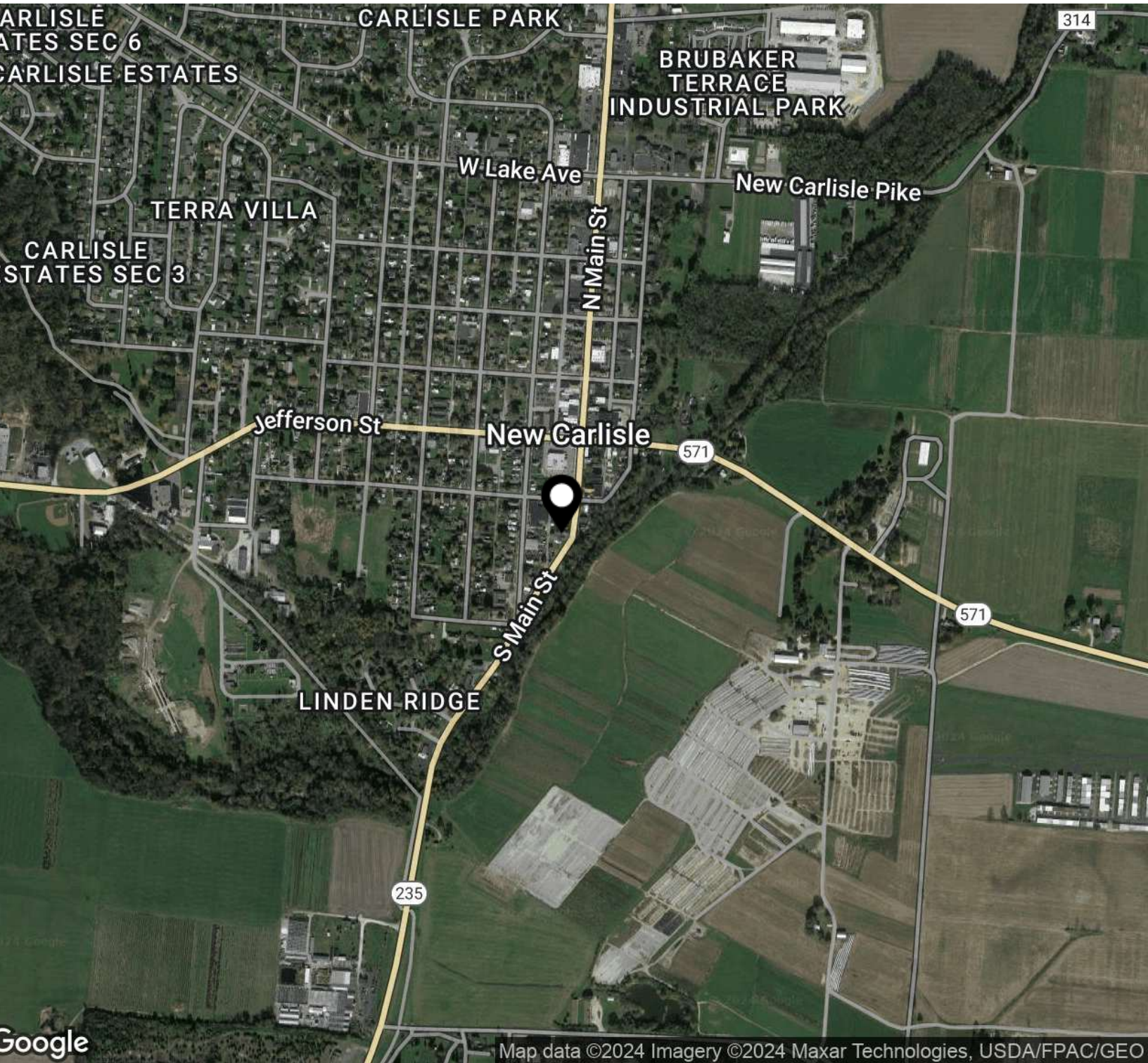
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Location Map



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