



## PROPERTY HIGHLIGHTS

- Turn-key restaurant / bar opportunity with immediate operating capability.
- Established, recognizable Main Street location ideal for a restaurant, bar, or entertainment concept
- Prominent corner lot offering exceptional visibility and walk-in traffic
- Two buildings included, providing flexibility for dining, bar, event, or expansion space
- Transferable liquor license included, significantly reducing startup time and cost
- All equipment, fixtures, and finishings convey for a seamless transition
- Opportunity to continue existing operation or rebrand with a new concept

Asking Price: \$2,950,000

Available for Sale  
97 E Main St Batavia OH





## LOCATION ADVANTAGES

- Positioned in the heart of Batavia's Main Street dining and entertainment area
- Just off Ohio State Route 32, capturing strong commuter and destination traffic
- Located along the Little Miami River, benefiting from tourism and local attraction
- Growing market with continued investment and redevelopment nearby
- Ideal for destination dining, local favorite, or regional concept expansion



937-444-SELL



## AREA AMENITIES

Nearby businesses and destinations may include:

- Local retail
- Banks and professional services
- Municipal buildings
- Residential neighborhoods

## TRAFFIC & VISIBILITY

- Excellent visibility from Main Street and adjacent intersections
  - Strong daily vehicle counts and pedestrian presence
- Corner-lot frontage allows for prominent signage and branding
- High exposure for lunch, dinner, and evening traffic



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