




Restaurant/Bar/Brewery in Downtown Troy



214 W Main St, Troy OH 45373

**FOR SALE**

8,232 SF +/- Retail

**NABergman**



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[bergmancommercial.com](http://bergmancommercial.com)



4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242



## 214 W Main St

### Sale Information

Don't miss this opportunity to purchase a restaurant, bar, or brewery in desirable Downtown Troy, Ohio. Fully remodeled with tons of upgrades. Inside the building, there is a center bar with ample seating around. Food elevators and tap systems are already in place. There is a small loft area overlooking the bar in the front seating area. Additional seating is available in the back of the first floor, overlooking the brewing area. On the lower level, a full brewing facility is available, complete with everything needed to start brewing immediately\*. The lower level has a full commercial kitchen with hood and Ansul system installed as well as 3 walk-in coolers just outside the kitchen area. Exiting the building, you will find a large outdoor seating area with an outdoor bar. This is an ideal location in downtown, across from the safety building/courthouse, and is included in the DORA District. Call today for details and to schedule a tour!

### Sale Highlights

- PRICE REDUCED to \$1,400,000
- Full commercial kitchen
- Full brewing facility still installed
- Downtown DORA location!

\*Brewery Equipment Not Included in Sale



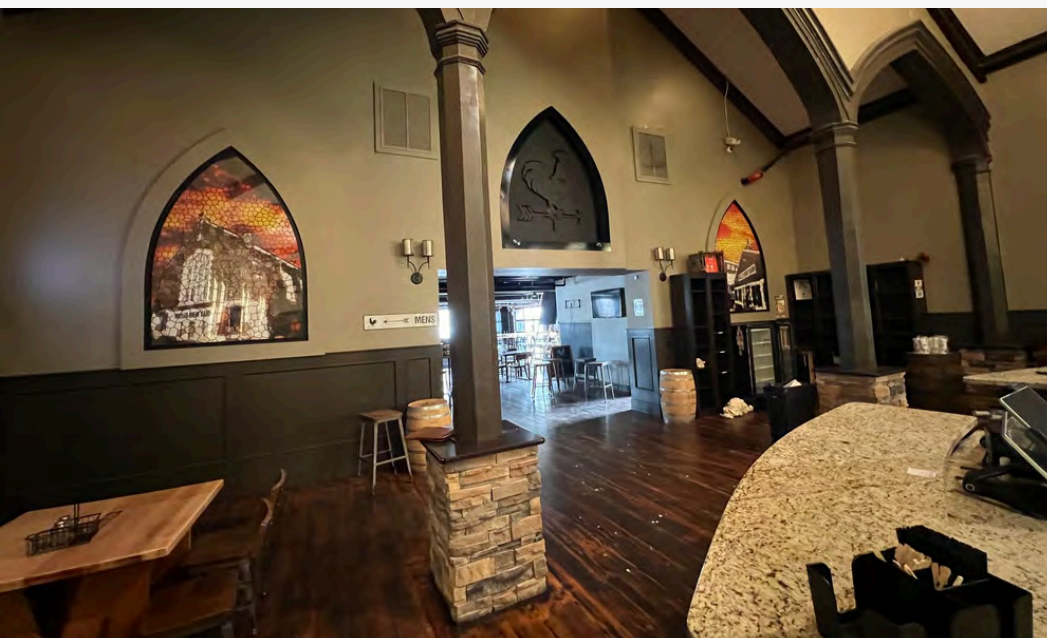


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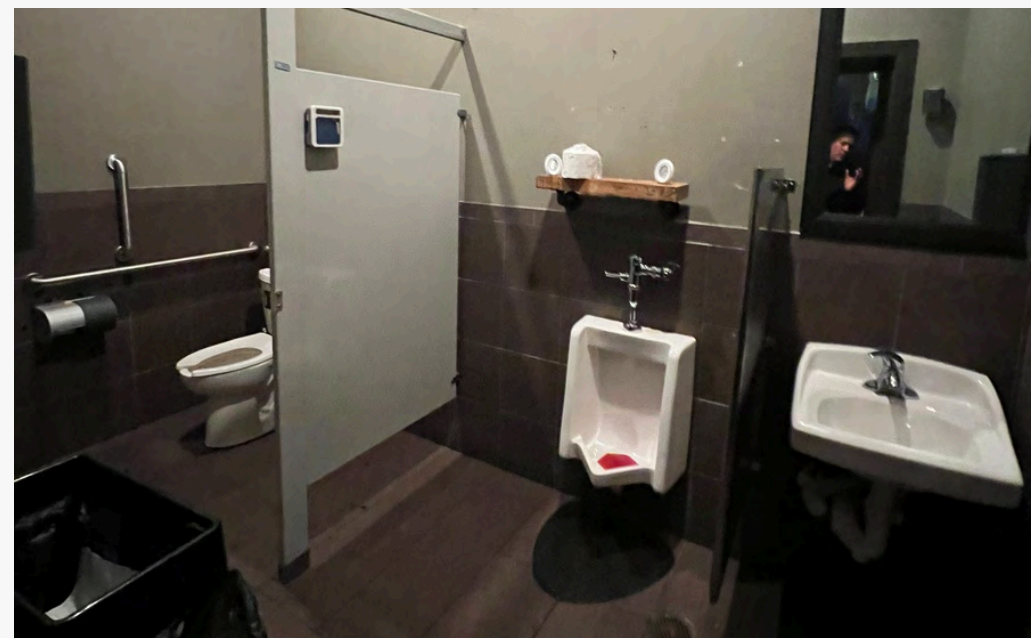


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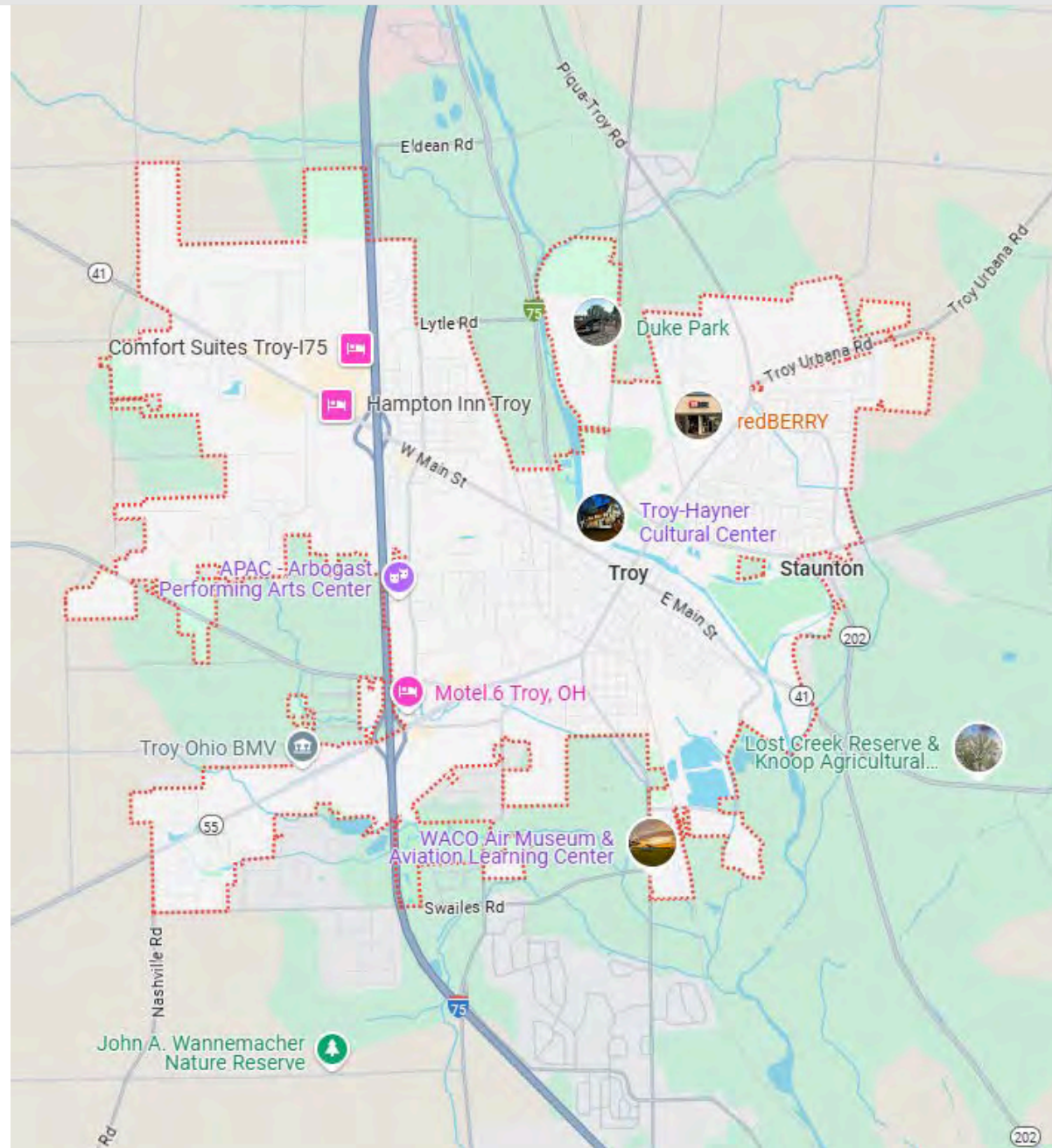


## TROY, OH

Troy, OH, is a thriving community renowned for its robust manufacturing base, rich history, and exceptional quality of life. Troy is the county seat for Miami County and home to the county offices, courthouse and social services. Troy's downtown has been their focus for expansion and growth with multiple developments and renovations currently underway. Downtown Troy is the social hub for Miami County with activities, shopping, culture and events. One such event is the Strawberry Festival which brings 150,000 visitors to downtown Troy. This 49 year old festival has a \$500,000 economic impact to local businesses and lasts for one weekend.

Troy is known for industry and is located just 9 miles from the I-75 and I70 interchange known as the Crossroads of America. This location makes Troy ideal for shipping with overnight delivery to major markets including Atlanta, Nashville, Chicago and more. The Miami Valley is considered a 90 minute market with highway access to 60% of the manufacturing facilities in North America within 90 minutes. Air travel within the 90 minute market can get as far as Atlanta, Kansas City, Washington DC and Buffalo. Key companies that have locations in Troy include Conagra Foods, Clopay, Stillwater Technologies, Hobart, Collins Aerospace and Honda.

\*Sources: <https://troyohio.gov/>  
[www.sitesusa.com](http://www.sitesusa.com)

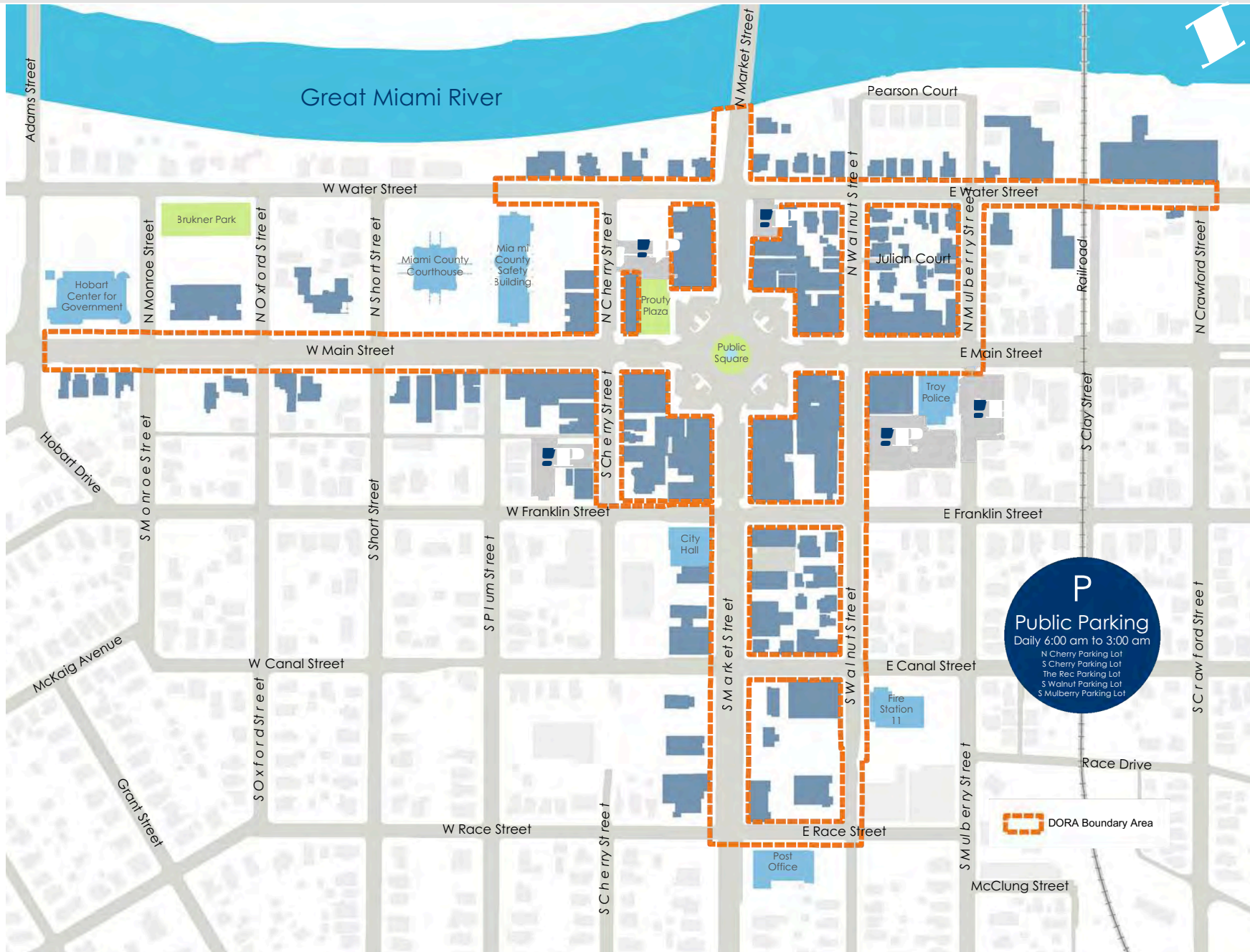




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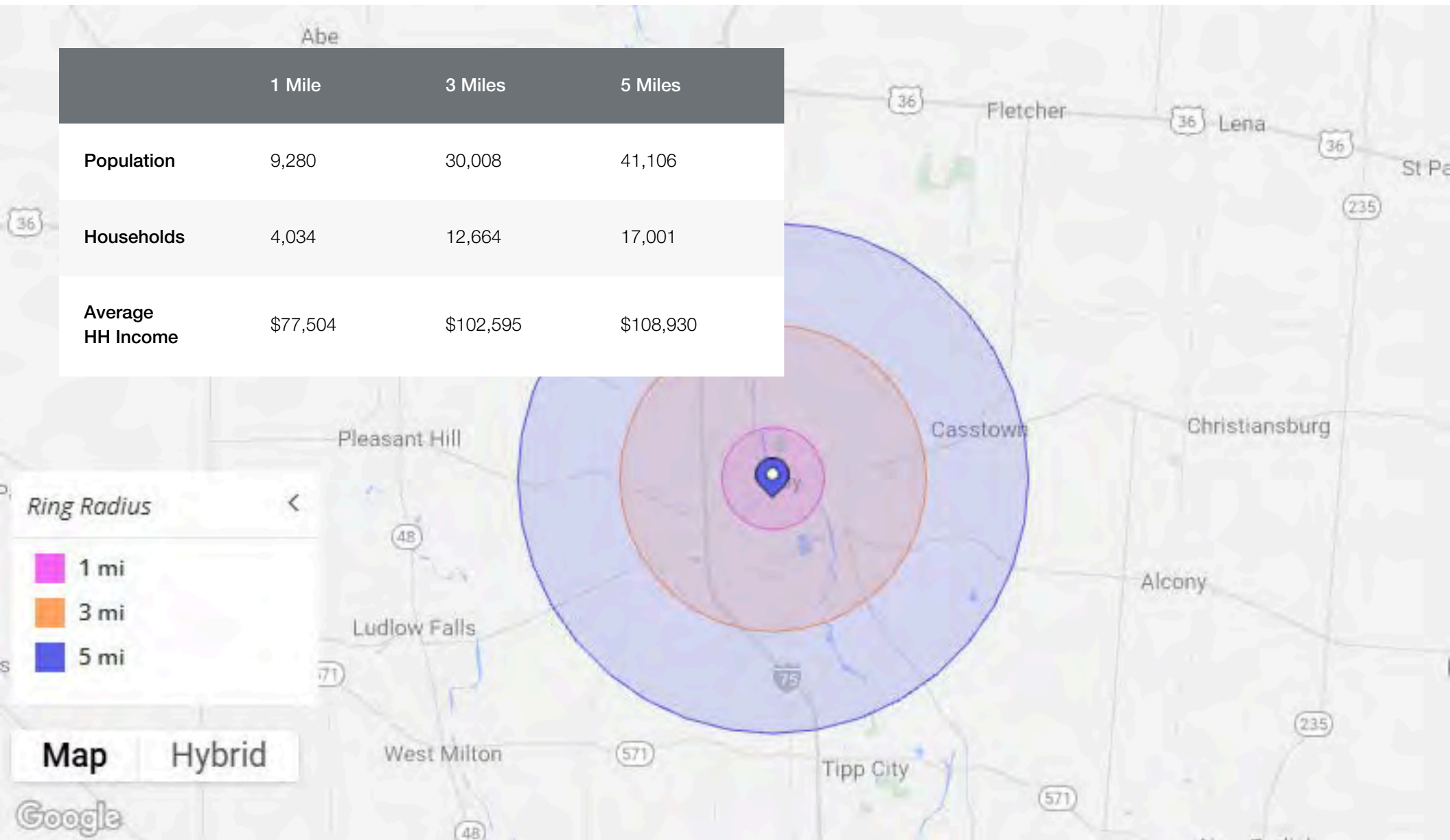








	1 Mile	3 Miles	5 Miles
<b>Population</b>	9,280	30,008	41,106
<b>Households</b>	4,034	12,664	17,001
<b>Average HH Income</b>	\$77,504	\$102,595	\$108,930





## Confidentiality Notice

NAI Bergman ("Broker") has been retained by the Owner of **214 W Main St, Troy, OH 45373** ("Property") as the exclusive broker for this opportunity. This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members, and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum.

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Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

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# THANK YOU

*STAY CONNECTED*



**Scott Kaster**

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