

1128 N Main St, Uhrichsville, OH 44683

MLS#: **5118468**

Status: **Active**

Recent: **04/29/2025 : New Listing**

Prop Type: **Commercial Sale**

Sub Type: **Industrial**

List Price: **\$229,900**

DOM/CDOM: **0/0**



List Dt Rec: **04/29/2025**

Lot #:

Unit:

County: **Tuscarawas**

List Date: **04/29/2025**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **10/31/2025**

[Supplements \(2\)](#)

Parcel ID: **TX 4100169000 4102839000**

Twp: **Uhrichsville**

Subdiv:

School Dist: **Claymont CSD - 7901**

Yr Built: **1949/Public Records**

SqFt Total: **3,217**

\$/SqFt: **\$71.46**

Map:

Directions: **250 E to Uhrichsville. Continue on N Water St, left onto E 12th St, left onto N Main St, property will be on the right**

Legal/Taxes

Taxes: **\$835**

Tax Year: **2024**

Assessment: **No**

Homestead:

Annual RE Tax:

Zoning:

Commercial

General Information

Approx Fin SqFt: **3,217/Auditors Website**

Industrial SqFt: **3,217**

Traffic Ct/Day:

Office SqFt:

Lot Size (acre): **0.11**

Residential SqFt:

Lot Size Source: **Auditors Website**

Warehouse SqFt:

Lot Size Front: **30**

Retail SqFt:

Lot Size Depth: **139**

Location:

Downtown

Parking:

Cost:

Other

Business Type: **Industrial, Manufacturing**

DriveIn Doors: **1**

DriveIn Door Max Hgt: **12**

Drive In Door Min Hgt:

Dock Doors:

Dock Door Max Hgt:

Ceiling Height:

Features

Basement: **No, None**

Bldg Feat: **Overhead Door(s), Private Restroom, Signage**

Fence:

Heating:

Forced Air, Gas

Water:

Public

Prop Cond:

Actual YBT

Addl SubType:

Mfg Light

Location:

Downtown

Current Use:

Commercial, See Remarks

Remarks:

Roof:

Metal

Cooling:

Window Unit(s)

Sewer:

Public

PRIME TURN-KEY COMMERCIAL Opportunity in Uhrichsville. Established in 1946, this well-respected machine shop offers a rare opportunity to acquire a fully operational business in a central Uhrichsville location. The property features a spacious 3200+ sq ft commercial building equipped with 220 amp service and three-phase electric power. The sale includes all essential equipment: lathes, drill presses, grinders, multiple welders, air compressors, belt sanders, a parts washer, scales, tooling, and office inventory. This is a true turnkey operation, ready for a new owner to step in and continue its legacy. Don't miss this chance to own a thriving business with a solid reputation and established customer base. Schedule your private showing today!

Agent/Broker Info

List Agent: [Bethanie J Peters \(C2015004774\)](#)

List Office: [Keller Williams Legacy Group Realty \(20553\)](#)

Contact #: **330-575-1947**

Office Phone: **330-572-4663**

LA Email: bethaniepeters@kw.com

Office Fax: **330-433-6010**

LA License #: **OH SAL.2015004774**

Brokerage Lic: **2007005231**

Attrib Cnt: bethaniepeters@kw.com **330-575-1947**

Waived Agt: **No**

Showing

Showing Rqmts: **Use Showing Time Link**

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:

Owner Phone:

Owner Agent: **No** Warranty:

Listing Agreement: **Exclusive Right To Sell**

Expiration Date: **10/31/2025**

Listing Service: **Full Service**

Listing Contract Date: **04/29/2025**

Purchase Contract Date:

Possession: **Negotiable (Possession)**

Orig List Price: **\$229,900**

Occupant: **Owner**

Special Listing Conditions: **Resident Owned**

Concessions: **Yes - Contact Agent**

Online Bidding: **No**

List Terms: **Cash, Conventional**

Broker Remarks: **** List of shop inventory and equipment is in supplements. Equipment is not warranted. Please allow advance notice for showings as business is in operation. * 2 parcels to convey with sale**

Prepared By: Debbie Jarvis

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 04/29/2025 02:43 PM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5118468

[1128 N Main St., Uhrichsville, OH 44683](#)

Owner Information

Owner Name:	Brehm William E	Tax Billing Address:	1128 N Main St
Tax Billing City & State:	Uhrichsville Oh	Tax Billing Zip:	44683
Tax Billing Zip+4:	1224	Owner Occupied:	0

Location Information

School District:	Claymont SD	Carrier Route:	C002
Census Tract:	022001	Township:	Uhrichsville Corporation
Neighborhood Code:	UHRICHSVILLE CORPORATION 41		

Tax Information

APN:	4100169000	Alt. APN:	038176-1
Tax Area:	41	% Improved:	79
Legal Description:	PR 561 562 .110A		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$18,020	\$18,020	\$18,020
Assessed Value - Land	\$3,850	\$3,850	\$3,850
Assessed Value - Improved	\$14,170	\$14,170	\$14,170
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$51,480	\$51,480	\$51,480
Market Value - Land	\$10,990	\$10,990	\$10,990
Market Value - Improved	\$40,490	\$40,490	\$40,490
Tax Year	2024	2023	2022
Total Tax	\$834.84	\$829.62	\$833.28
Change (\$)	\$5	-\$4	
Change (%)	1%	0%	

Characteristics

State Use:	Other Commercial	Universal Land Use:	Light Industrial
Lot Frontage:	30	Lot Depth:	139
Lot Area:	4,792	Lot Acres:	0.110
Building Sq Ft:	3,217	Stories:	1.0
Condition:	Average	Cooling Type:	None
Heat Type:	Heat Avail	Heating Fuel Type:	GAS
Garage Capacity:	0	Garage Capacity:	0
Roof Material:	Composition Shingle	Exterior:	Concrete Block
Year Built:	1949	Effective Year Built:	1975
Number of Buildings:	1	Building Type:	Manufacturing Light
Plumbing Fixture Type:	TYPE UNKNOWN		

Estimated Value