

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
Commercial**

Homestead:

Annual RE Tax:

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:

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**

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

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

Possession: **Negotiable (Possession)**

Listing Service: **Full Service**

Occupant: **Owner**

Purchase Contract Date:

Special Listing Conditions: **Resident Owned**

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

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: | O |

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