

»» FOR SALE ««

RETAIL PROPERTY | \$635,000

237 W MAIN STREET, WILLIAMSBURG, OH 45176

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3CRE

► THE OFFERING

3CRE is pleased to present the unique commercial opportunity at 237 W Main Street in Williamsburg, Ohio, a versatile property comprised of three separate buildings in the heart of the village's historic downtown. The property offers open, flexible retail space suitable for a wide range of commercial uses. Formerly occupied by a local brewery, the site also includes brewery-related assets as part of the sale, providing added value for operators interested in craft production or those looking to repurpose the equipment for future ventures. With multiple structures on-site, the layout offers exceptional potential to reconfigure the buildings for multiple tenants, creating a dynamic, multi-use destination.

Nestled along Williamsburg's main commercial corridor, 237 W Main Street benefits from strong visibility, walkability, and convenient access for both local residents and regional visitors. The property sits just steps from small businesses, community services, and the amenities of downtown Williamsburg, fostering steady foot traffic and local engagement. Its location along a key east-west route enhances accessibility, while the village's historic charm and ongoing development efforts support a welcoming environment for new retail concepts, service providers, or mixed-use redevelopment.

► PROPERTY HIGHLIGHTS

Offered at: \$635,000

Total SqFt: 11,400 Sq. Ft

- Parcel ID - 531309.119D
- 0.713 acres
- Situated in Williamsburg, Ohio
- Clermont County
- Three Total Buildings
- Currently built-out as a brewery/taproom
- Assets and Equipment Included In Sale



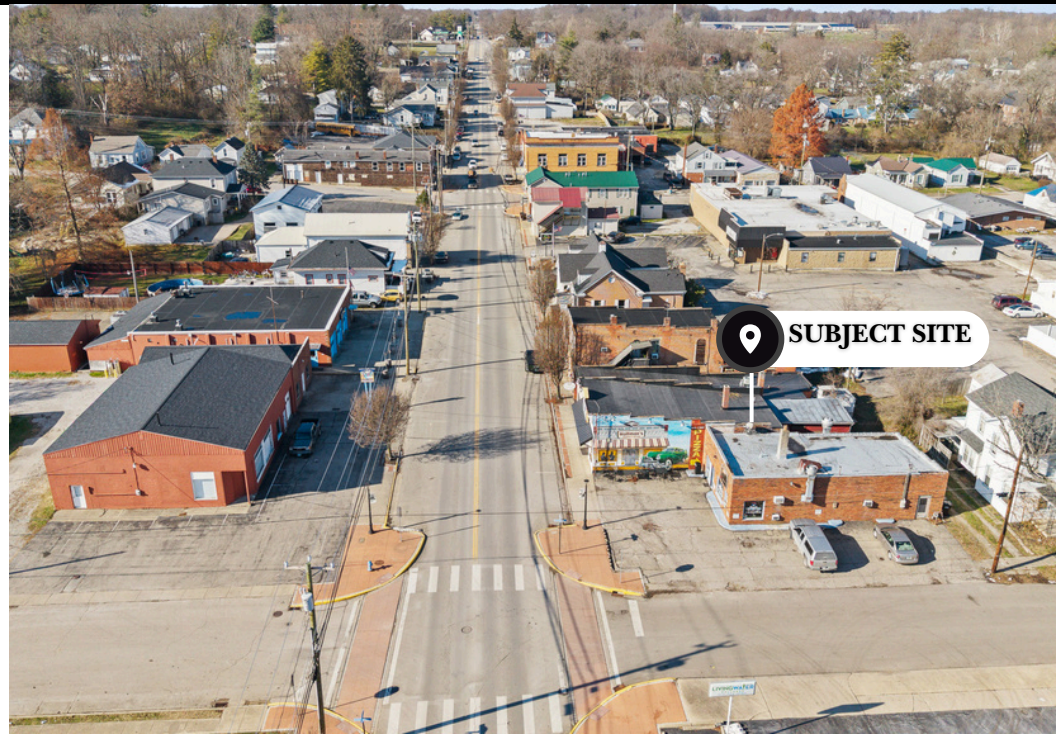


W MAIN STREET

S 2ND STREET

ASSET LIST*237 W Main Street*

- HDP 4 head filler/crowner
- Ajax 675,000 btu low pressure boiler
- DME Sankey III kegracker & cleaner
- OFB 5 head keg filler
- OFB labeling conveyor
- Islans 40" accumulating table
- OFB 6' feed conveyor
- DME 38 BBL hot liquor tank (Steam)
- DME 15 BBL boiler/whirlpool (Steam)
- DME Brewhouse platform
- DME 15 BBL mash/lauter tun
- 3 Ampco transfer pumps
- Ampco CIP (Clean-in-place pump)
- DME 30 BBL brite/finishing tank
- 4 DME 30 BBL fermentation/unitanks
- Mueller 15 BBL plate chiller
- Mueller 15 BBL plate chiller
- Chill King glycol chiller
- OFB 16'X 40' X 8' walk-in cooler
- OFB 20' X 30' X 10' (Drive in cooler)
- Maillis automatic pallet wrapping machine
- Valmetal grain mill
- Napa 60 gal. air compressor
- Yale Forklift
- Jet pallet jack
- 550 gal. poly cold liquor tank
- Three 210 gal. poly cold liquor tanks
- True T-49-F commercial freezer SS
- Turbo Air Maximum MSF-49NM comm. freezer
- Genie pallet jack







	3 MILE	5 MILE	10 MILE
POPULATION	5,997	15,263	79,069
AVERAGE HOUSEHOLD INCOME	\$73,155	\$76,321	\$81,420
NUMBER OF HOUSEHOLDS	2,350	5,700	30,082
MEDIAN AGE	43.8	41.9	40.6
TOTAL BUSINESSES	198	317	2,479
TOTAL EMPLOYEES	1,930	2,970	21,923

Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1 %
UNEMPLOYMENT

FORTUNE
500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 56 - *GENERAL ELECTRIC*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 – U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



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3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.

*At least one member of the entity which holds ownership in this property is a licensed real estate broker in Ohio and Kentucky.

