

8.6-CAP NN RESTAURANT INVESTMENT PROPERTY!



**111+113 W Main St.
Medway, OH 45341**

PROPERTY FEATURES:

\$499,000.00

- Fully Leased Restaurant Retail
- 3,403 SF Restaurant with Outdoor Seating
- Ample Parking Across Two Lots
- Potential Rental Property Included Across Street



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Fact Sheet

Address:	111+113 W Main St. Medway, OH 45341	
Price:	\$499,000.00	
County:	Clark	
City:	Medway	
Building Size:	111: 3,403 SF	108: 893 SF
Lot Size:	111: 0.212	108: 0.276
Year Built:	111: 1900	108: 1955
Parking Spaces:	30+-	
Roof:	Shingle, Added in 2021	
HVAC:	Heating and Central Air Conditioning	
Electric:	3-Phase	
Restrooms:	2 Restrooms	
Taxes:	111: \$5,852.23	108: \$1,562.56



**Howard
Hanna**

Real Estate Services



Property Description:

With significant enhancements and building upgrades made in the last few years, this building is perfect for a new investor or someone looking for a more hands-off opportunity. Rent is \$3600/Month NN.

In addition to its inviting ambiance, the restaurant has undergone significant upgrades, including new flooring and other aesthetic improvements. All equipment and furniture are owned outright, with most equipment being less than three years old, ensuring modern and efficient operations. The property also includes a large parking lot across the street.

Additional Rental Opportunity on parcel across the street. Currently used for storage, the vacant building could house a business on the first floor and a residential space on the second floor.

Medway:

Medway, Ohio, is a small, unincorporated community in Bethel Township, Clark County, with a rich historical heritage and a quaint, rural charm. Located near the Mad River, it played a role in Ohio's early settlement and development, with roots tracing back to the early 19th century. Medway is known for its close-knit community, scenic countryside, and historic landmarks, such as the nearby Estel Wenrick Wetlands, a protected natural area that offers beautiful landscapes and wildlife habitat. Although Medway is relatively small, its proximity to larger cities like Dayton and Springfield makes it a peaceful residential area with easy access to urban amenities. This blend of rural tranquility and convenient location has made Medway a unique and appealing place for residents who appreciate its quiet charm and historical character.



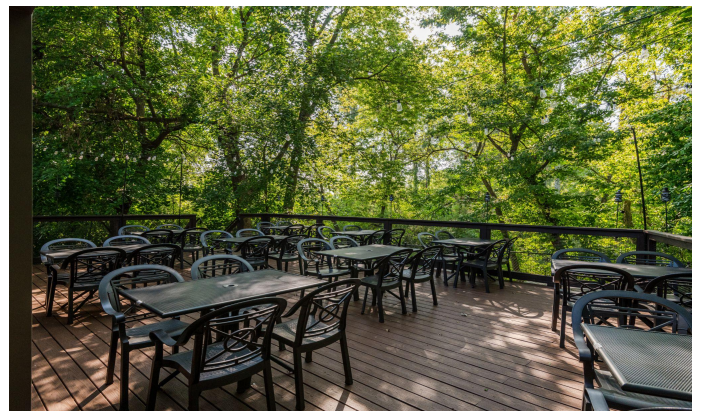




INDOOR-OUTDOOR DINING AREA & 2ND BAR



SCENIC OUTDOOR DINING SPACE





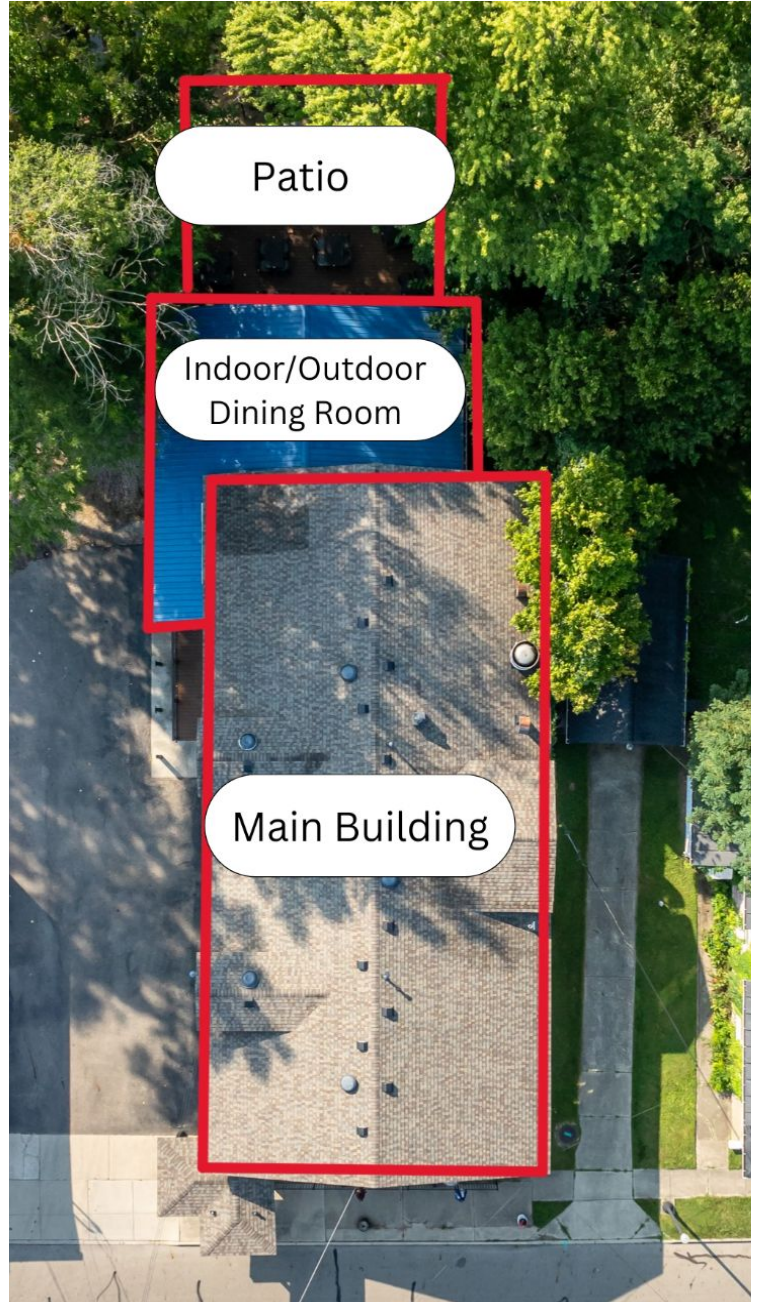
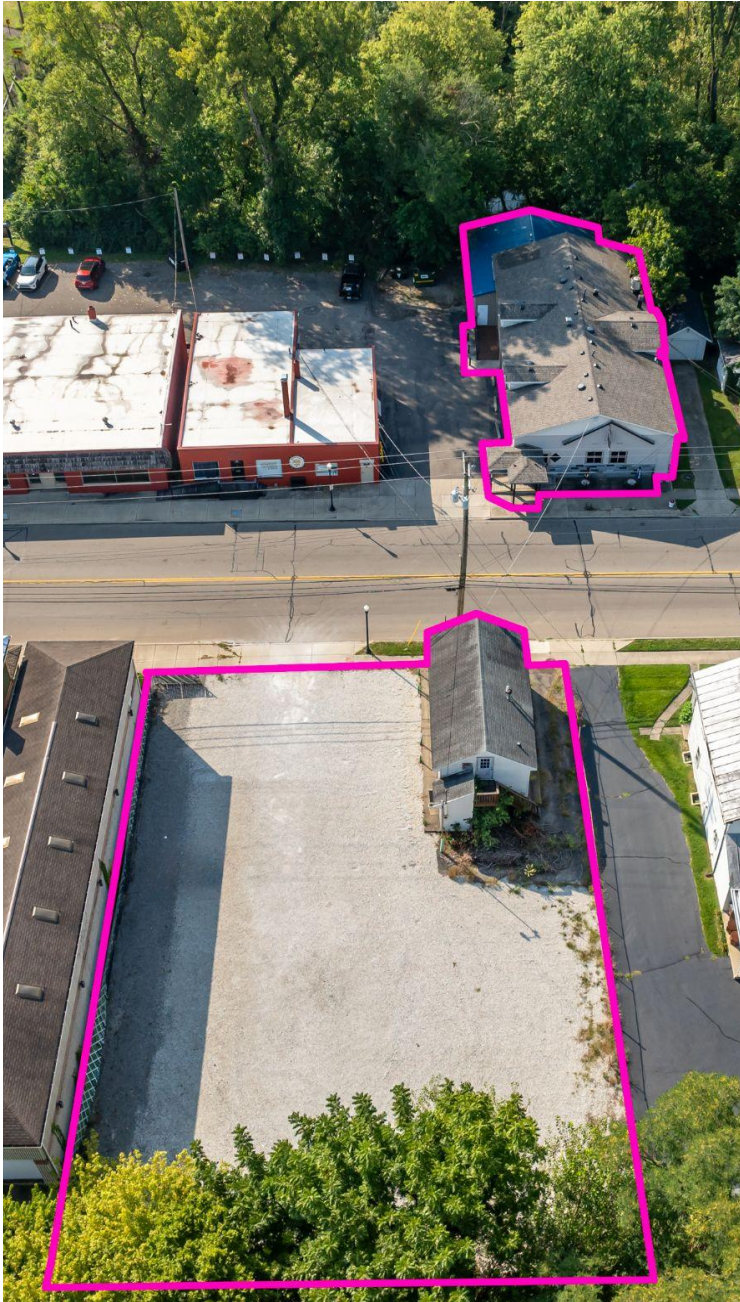
KITCHEN WITH MANY NEW APPLIANCES





Opportunity for Additional Rental Income





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