



FOR SALE

**41 E CENTER STREET
FARMERSVILLE, OH 45325**

Property Highlights

- BUSY VILLAGE BARBERSHOP
- INVESTMENT OPPORTUNITY OR OWNER-USER
- IDEAL FOR INDIVIDUAL OR BEGINNING STYLIST
- FOUR BARBER STATIONS + A PRIVATE BACK OFFICE CURRENTLY BEING USED BY A TATTOO ARTIST
- ALL EQUIPMENT CONVEYS WITH PROPERTY, INCLUDING CLIPPER VACUUM SYSTEM, KITCHEN APPLIANCES, AND BARBER CHAIRS
- KITCHENETTE, LAUNDRY AREA, AND FULL BATH
- BUILDING IS 900 SQ. FT. +/-
- IDEAL FOR BARBER, SALON, TATTOO, LAUNDROMAT, ANY RETAIL USE, OR PROFESSIONAL OFFICES INCLUDING MEDICAL, ATTORNEY, ENGINEER, INSURANCE, REALTOR, ACCOUNTING, AND MORE

Offered at: \$149,900





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	1,488	10,701	86,819
HOUSEHOLDS	582	4,220	34,409
HH INCOME	\$99,045	\$85,060	\$79,878

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.