



55 W Church St

Newark, OH 43055



Offering Summary

Sale Price:	\$799,000
Building Size:	10,650 SF
Available SF:	2,600 - 5,200 SF
Lot Size:	0.38 Acres
Number of Units:	3
Year Built:	1920
Zoning:	Downtown Commercial
APN:	054-202056-00.00 0

Property Overview

A rare downtown investment with built-in income and private parking, this 10,650 SF commercial building delivers exceptional value for buyers. The property is being sold with a tenant in place currently operating as Underground Gym, providing immediate revenue potential. Zoned Downtown Commercial, it supports long-term flexibility for future use. A standout feature is the inclusion of 24 private on-site parking spaces, an uncommon and highly desirable asset in a downtown setting. Please note, no equipment will transfer with the sale. This offering combines stability, functionality, and rarity in one compelling investment.

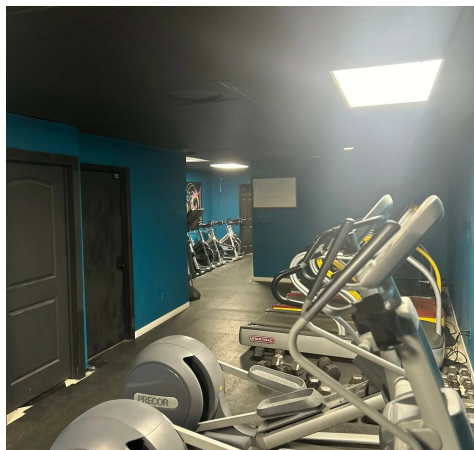
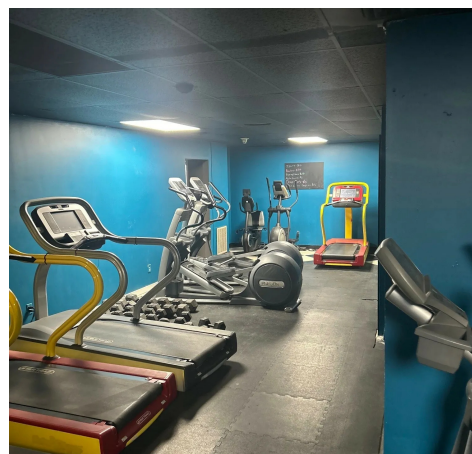
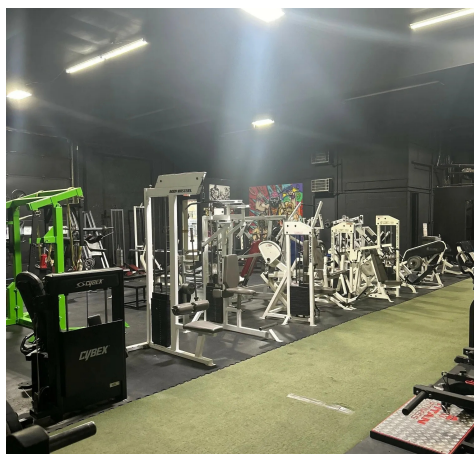
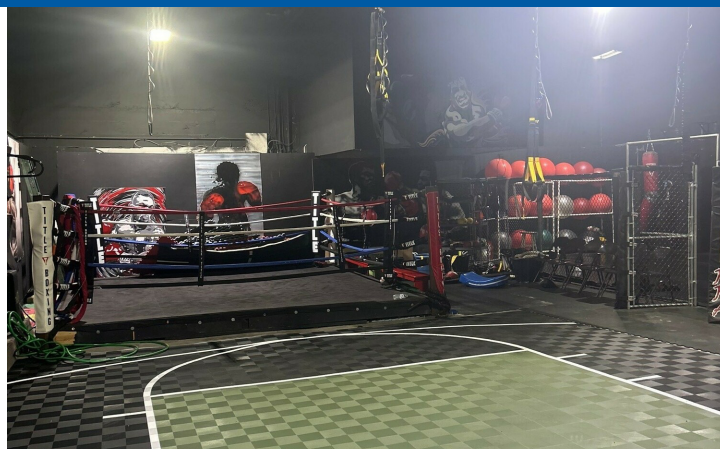
Property Highlights

- 10,650 SF commercial building zoned Downtown Commercial
- Built-in income with an established tenant in place
- Rare downtown asset with 24 private on-site parking spaces



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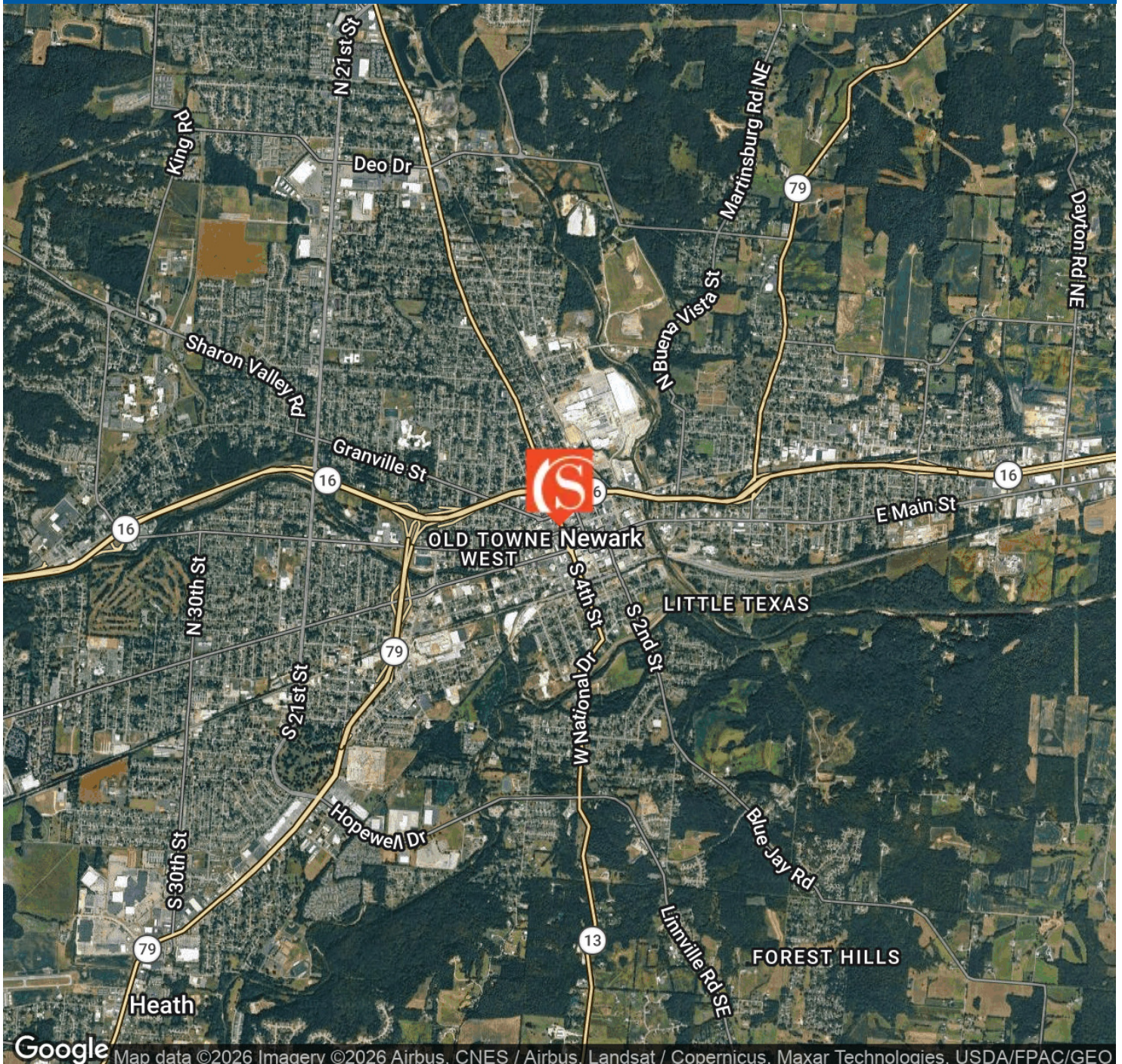
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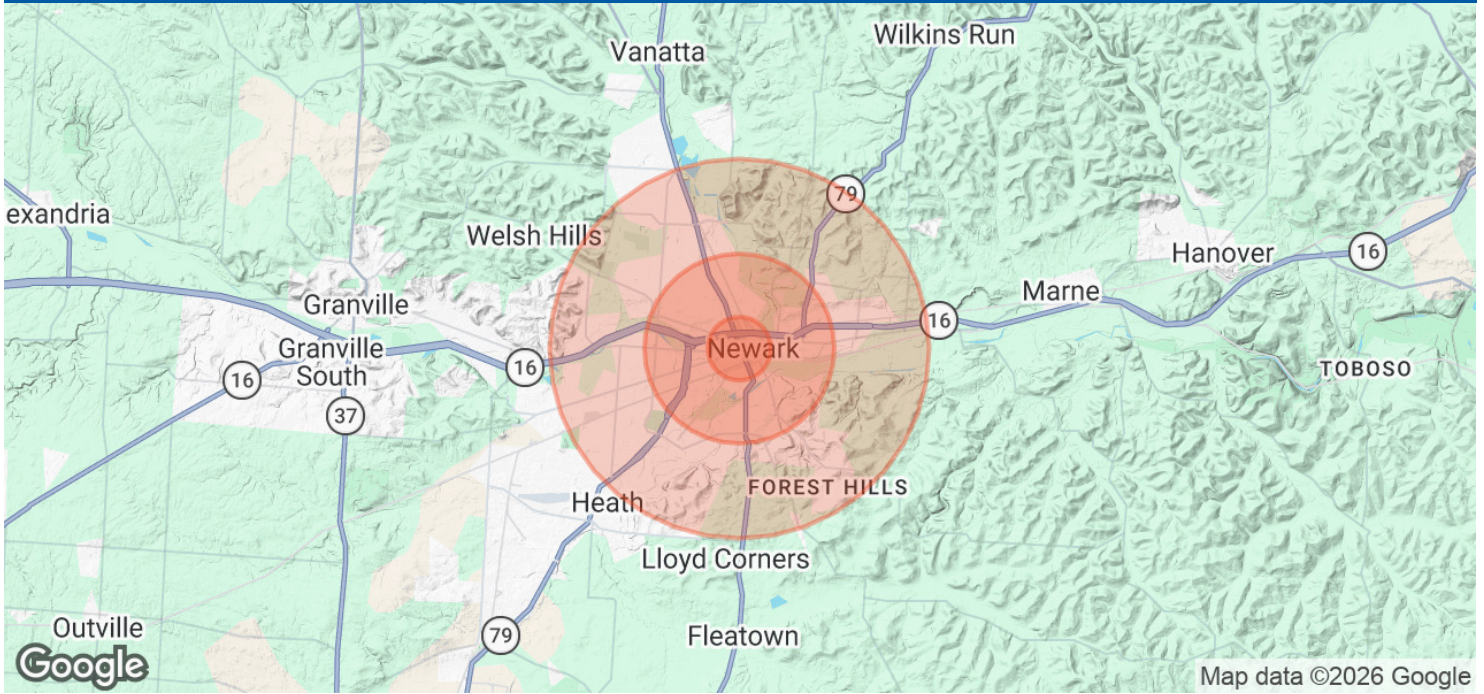
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Population

0.5 Miles

1.5 Miles

3 Miles

Total Population	3,637	22,874	49,909
Average Age	38	38	41
Average Age (Male)	38	37	39
Average Age (Female)	38	39	42

Households & Income

0.5 Miles

1.5 Miles

3 Miles

Total Households	1,547	9,312	20,984
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$46,999	\$60,852	\$74,738
Average House Value	\$106,358	\$147,176	\$187,462

2020 American Community Survey (ACS)

