



FOR SALE

**46 JEFFERSON STREET
BROOKVILLE, OH 45309**

Property Highlights

- COMMERCIAL PROPERTY WITH HUGE RESIDENTIAL RENTAL OPPORTUNITY UPSTAIRS
- ALL-BRICK 5247 SF RETAIL/RESIDENTIAL
- DOWNSTAIRS ON THE MAIN LEVEL IS AN AMAZING WORKSPACE THAT WILL HOLD 7-8 CARS
- PERFECT FOR CAR REPAIR, DETAIL SHOP, AND MANY MORE POSSIBILITIES
- UPSTAIRS IS A TOTALLY REMODELED 3- BEDROOM, 2 FULL-BATH, APARTMENT WITH LIVING ROOM AND FAMILY ROOM
- 11 NEWER VINYL WINDOWS
- RUBBER ROOF
- TUCK POINTED AND FRESH PAINT OUTSIDE

OFFERED AT: \$380,000





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2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	7,647	15,378	119,741
HOUSEHOLDS	3,262	6,343	50,777
HH INCOME	\$92,545	\$98,180	\$80,719

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Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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.