

53 E Market St



Presented by
Glasshouse Realty Group LLC

53 E Market St, Germantown, OH 45327

Price: \$249,000



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New listing! High traffic count, freestanding retail building is now available for sale in the heart of Historic Germantown! There are 7,215 vehicles that pass this building daily. Owners currently operate a successful pet grooming business and would like to lease back for several months from the Buyer, allowing for immediate rental income during the ownership transition. The property offers a recently upgraded interior, including fully new finish out in 2023, suspended ceiling with 2x4 fixtures, new epoxy coated flooring, and tile waiting area/break room along the storefront. ADA restroom, accent lighting, and parking for +/-8 cars, with additional on-street parking. Flat EPDM roof, HVAC and electrical panel 2023, re-stained wood siding, and covered porch/small deck add character to this charming property. The building is well suited for all types of small retail businesses: cafe, clothing boutique, continued use as a grooming business, hair or nail salon, barber shop, and many others. The Germantown historic district is walkable and has attractions such as the Florentine Restaurant, covered bridge, and Metro Park. Please see attached Germantown zoning permissions. Buyer is responsible for



Lauren Rau

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Glasshouse Realty Group LLC

3944 Indian Riple Rd
Beavercreek, OH 45440



verifying approved use with the Village of Germantown. Showings by appt. only--please do not disrupt the current business. Call Lauren Rau of Glasshouse Commercial Realty for further details #937-815-1380.

7,215 VPD on Market St.

Expansive storefront glass

Updated interior, well maintained

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Property Photos



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Location

