

FOR AGENTS ONLY: This Report contains confidential info. and should not be given to the public.

Prepared By: Joni Allbaugh Bissell - eXp Realty - Office: (866) 212-4991

106 W Main St - Shawnee, OH 43782 -

MLS: 2435083 - CB - Active - \$325,000

MLS #: 2435083 **File #:**
Status: Active **Status Changed:** 06/15/2026
List Price: **\$325,000** **Org. List Price:** \$325,000
Listing Type: For Sale **Style:**
Property Type: Commercial Building
Classification: Apartments/Housing, Bar/Tavern, Investment Property (Rental)
Zoning: Commercial

**General Listing Information:**

Gross Income Yr: \$0	Net Income Yr: \$0	Yr \$ of Goods: \$0
Beds: 0	Sq Ft Total: 2,976	Acres: 0.09
Baths: 0.00	Sq Ft Main: 1,656	Lot Sq Ft: 3,751
Full Baths: 0	Sq Ft Level 2: 1,320	Lot Dim:
1/2 Baths: 0	Sq Ft Lower: 0	Frontage:
1/4 Baths: 0	Sq Ft Other: 0	Depth:
# Garage: 0	Sq Ft Unfinished: 1,320	Yr Built: 1880
# Parking-Covered: 0	Sq Ft Source: County Records	Yr Remodeled: 2021
# Parking-Uncovered: 0	# Buildings: 1	
Total Rooms: 4	# Housing Units: 2	

Floorplan & Room Dimensions:

Level	Name	Dims	Ceil.	Remarks
Main	Assembly Room/Bar	60x22	12+	Currently an established bar
Main	Kitchen-Commercial	24x14	10	Added on the back of the OG Structure
Upper	Other	60x22	12+	Unfinished space

Location Information:

Address: 106 W Main St - Shawnee, OH 43782 **School District:**
County: Perry **Subdivision:**
Section: **Township:** **Range:**
Taxes/Yr.: \$505.02 **Tax ID#:** 360005490000
GPS: N39° 36.239' W82° 12.712' -- Lat: 39.60398430, Lng: -82.21187120
Directions:

Construction Information:

Construction: Brick **Roof Type:** Rubber **Foundation:** Sandstone
Heating: Furnace-Gas
Cooling: Cooling System

Comments/Remarks: Mixed-use Hospitality Investment Property

Public Descr.: Unlock a rare multi-stream income opportunity in the heart of historic Shawnee, Ohio. This stunning 1880 brick building perfectly blends historic charm, turnkey commercial returns, and residential development upside. The Ultimate Commercial Anchor: Turnkey & Secured. Immediate Cash Flow: Features an active, successful first-floor bar and restaurant across 1,656 finished square feet. Guaranteed Tenancy: The current owner/operator is ready to sign a 10-year leaseback upon sale. Low-Risk Investment: Enjoy steady, predictable commercial rental income from day one with zero tenant search required. The Upstairs Opportunity: A Developer's Blank Slate. The unfinished second floor features soaring ceilings, historic architectural bones, and separate access. It is completely ready to be customized to fit your investment strategy. Option A (High-Yield STR): Convert into two premium efficiency Airbnb rentals to capture the booming local tourism, hiking, and outdoor recreation market. Option B (Stable LTR): Build out one massive, luxury long-term apartment for a reliable, passive secondary income stream.

Private Remarks: Video Footage is available to be sent. The business on the main floor has the following hours of operation, Thurs 4-9, Fri 4-11, Sat 12-11, Sun 12-8. The upstairs is available by appointment only, listing agent will be present for all showings and needs a 48 hour notice!

Utilities Services:

Utilities: Contact Utility Company

Features:

Features Int.: Flooring- Concrete, Flooring- Laminate, Flooring- Tile

Office/Agent Information:

Listing Office: EXP REALTY, License #: 2017000807, (866) 212-4991, 545 Metro Place South, Suite 100 - Dublin, OH
Listing Agent: JONI ALLBAUGH BISSELL, License #: SAL.2024002614, Office: (866) 212-4991, Cell: (740) 707-6223, joni.allbaughbissell@exprealty.com
Date Submitted: 06/15/2026 **Date Expires:** 05/18/2027 **Org. List Price:** \$325,000
Seller Financing: **DOMA:** 0 Active / 0 Pending **Active PPSF:** \$109.21
How To Show: APP, CLA, OCCP **DOMT:** 0 **Active PPA:** n/a
LockBox Code: 1974 **DOMC:** 0 **Internet Auth:** Yes



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Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act.

All measurements (including sq. ft.) are a courtesy estimate only and should not be relied upon without independent verification by the Buyer.



MLS #: 2435083 continued...

Owner/Occupant Information:

Owner Name: Bret Adams, Black Diamond Dev. LL **Owner Phone:** 0

Owner Email:

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Property



Property



Property



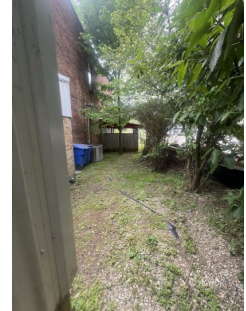
Front of Building



Patio Area



Property



Back of Property



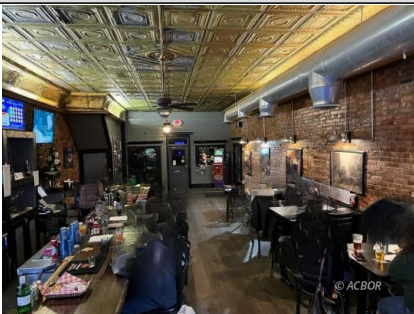
Main Floor



Untitled



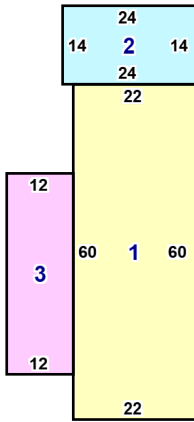
Main Floor





5/13/2026

FIRST SKETCH



1	2nd APT-CBD/CBD DINING/2 1320 sqft
2	CBD-1st OPEN/1s CB/10/S 336 sqft
3	PATIO COV 432 sqft

LEGAL

OWNER	BLACK DIAMOND DEVELOPMENT LLC
ADDRESS	0 MAIN ST OH
DESCRIPTION	IN LOT E 1/2LOT 10
SCHOOL DIST	SOUTHERN LSD
TAX DIST	36
ACREAGE	0.0000

VALUATION

	APPRAISED	ASSESSED
LAND	\$3,000.00	\$1,050.00
IMPROVEMENTS	\$19,350.00	\$6,770.00
CAUV	\$0.00	\$0.00
TOTAL	\$22,350.00	\$7,820.00

TAXES

TAXABLE VALUE	\$7,820.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$252.51 / \$252.51
YEAR (TOTAL / BALANCE)	\$505.02 / \$252.51

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
F	25	150	0.0861	0	\$3,000.00

IMPROVEMENTS

MOST RECENT SALES

DATE	BUYER	SELLER	PRICE	VALIDITY
6/30/2020	BLACK DIAMOND DEVELOPMENT LLC	DESPERADOS NEIGHBORHOOD BAR & GRILL LLC	\$60,000.00	False
4/22/2015	DESPERADOS NEIGHBORHOOD BAR & GRILL LLC	STUMP BEA	\$68,000.00	True
9/8/1997	STUMP BEA	TATMAN PAUL E	\$63,000.00	True
5/24/1993	TATMAN PAUL E		\$16,500.00	True
5/24/1993			\$16,500.00	True

COMMERCIAL

DESCRIPTION	FIRST FLOOR OPEN	CONSTRUCTION	
DIMENSIONS (W / L / H)	22 / 60 / 12	AREA	1,320 sqft
YEAR BUILT	1880	FLOORS	0
PRICE CODE	CBD.001	GRADE	A
VALUE	\$16,460.00		

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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address 106 Main St, Shawnee, OH 43782

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

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(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent’s Acknowledgment (initial or enter N/A if not applicable)

(f) *JAB* _____ Seller’s Agent has informed the seller of the seller’s obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser’s Agent has informed the seller of the seller’s obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>Bret Adams, Owner of Black Diamond Development, LLC</i>	05/19/2026, 09:28:05 AM EDT		
Seller	Date	Purchaser	Date
<hr/>			
<i>Joni Allbaugh Bissell</i>	05/18/2026, 03:26:17 PM EDT		
Seller	Date	Purchaser	Date
Seller’s Agent	Date	Purchaser’s Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency’s need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address.”

¹ Only required if the purchaser’s agent receives compensation from the seller.

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