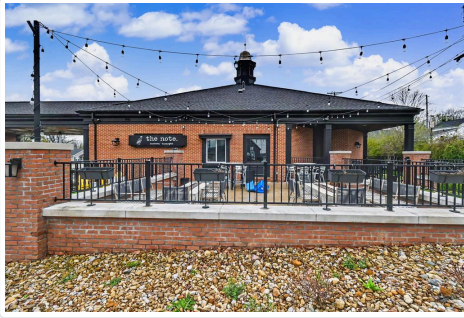


MLS #: C9073044A (Active) List Price: \$3,500

40 E Main Street - The Note Lexington, OH 44904



Apx Total SqFt: 2,479
Year Built: 1982
Type Property: Food Service
Parking:

County: Richland County
Township: Troy (R)
City Limits: Yes

Legal: 8 & 10 & 101 & 103 132 X 264 34,845 SQ FT

Surveillance Equipment:

Live Streaming Or Video Call: Yes

Recorded Video: Yes

Still Photo Cell Phone Photos: Yes

Parcel ID: [0482711001000](#)

Lot Size: .7999

Lot Frontage:

Lot Depth:

Est Taxes (Half): \$6,581.90

Assessments: NOR

Homestead Exmpt:

Homestead Exmpt Amt (Half or Full):

Present Use: Restaurant

Src SqFt: Owner

HtdSqFt: 0

OfcSqFt: 0

Wr/MnSF: 0

Clg Hgt:

Eve Hgt:

Rail Sdg:

Cnstrctn:

Ldg Dock:

Water: Public

Sewer: Public Sewer

SwrExpns: \$0.00

Nat Gas:

Air Conditioning: Central
Heating System: Central, Wall Heater
Electric Service: 220 Amp Service
Roof System: Composition

Flooring: Asphalt, Concrete
Environmental: Other-See Remarks
Miscellaneous: Restroom-Public, Security Lighting

Directions: Take Lexington Ave (US-42 S) out of Mansfield toward Lexington. Continue straight into the village of Lexington. Turn left onto E Main St. The building will be on your left at 40 E Main St, parking is accessible from Mill Street.

Remarks: This fully built-out café and bar space in the Teller Building in Lexington is ready for someone to step in and launch their own concept. The space is designed for efficient service and flexibility, featuring two drive-thru lanes, a fully furnished patio with custom gas fire pits, turf lawn area, and high-quality outdoor seating that supports a strong customer experience from day one. Inside, the layout supports beverage service and light food preparation, with commercial-grade refrigeration, prep areas, and bar infrastructure already in place. This is an ideal opportunity for those looking to establish or expand their own brand in a well-located, high-visibility setting without the cost and timeline of a full buildout. The lease includes access to existing equipment, allowing for a streamlined path to opening. Positioned for a smooth start, this is a strong opportunity for someone ready to start their next chapter in a well-known, high-traffic area.

Information Herein Deemed Reliable but Not Guaranteed

Prepared by: Rachel O'Connor