



westwood
COMMERCIAL
REAL ESTATE CO.

For Sale

\$299,000

\$94.74 Cost/SF

APN: 0350139200

Year Built: 1910

Contact:

Matt Edwards

Commercial Realtor®

Westwood Commercial

Real Estate Co.

matt.edwards@westwoodohio.com

(317) 918-4488

111 W. Main St.

Bremen, OH 43107

3,156 Retail and Apartment/Short Term Rental

Property Overview:

Formerly operated as a Coffee Shop & Bakery, meticulously renovated 3,156 SF building offers a turnkey combination of Retail Space on the first floor, with a cash flowing Apartment, AirBnB and/or living quarters on the second floor.

Property Highlights:

- Retail Space: 1,656 SF with a separate front entrance, ideal for customer-facing operations for restaurant, retail, or office.
- Current Equipment/Furnishing Included for both Retail Space & Residential - TURNKEY
- Apartment Space: 1,500 SF with a separate entry
- Historic Charm & Character with full renovations throughout the building
- New Public Space next to building which hosts summer weekend concerts
- Having both retail space (first floor) and residential (upstairs) means diversified income
- Being on Main St. gives great visibility for retail tenants, foot traffic, ease of access.
- **Great Owner/User Opportunity or an Investor with a Pro Forma Cap Rate of 9%++.**

Community Profile



111 W. Main Street
Bremen, OH 43107

2

Why Invest in Bremen, OH

Like many small-town downtowns across the country, Bremen, OH is on a comeback. With major investments in its downtown core, it is undergoing exciting developments aimed at enhancing its economic vitality and quality of life.

- **Revitalization Projects:** Bremen has invested in downtown enhancements, including renovations to the public square, nearby streetscapes and local parks. The link provided shows scheduled events at the Public Square, next door.
<https://visitfairfieldcounty.org/events/2025-06-01-music-in-the-park-in-downtown-bremen/>
- **Proximity to Hocking Hills:** Located just 20 miles from Hocking Hills, one of Ohio's most popular tourist locations.
- **Bremen is home to Kuenning-Dicke Natural Area:** a 71-acre natural recreation and wildlife area along the historic **Miami & Erie Canal**
- **Public Investments:** The city is backing infrastructure updates such as the public square through \$750,000 awarded to Bremen through the Community Development Block Grant
- **Lancaster, OH, population of 40,000 ++ is just 10 miles from Bremen**



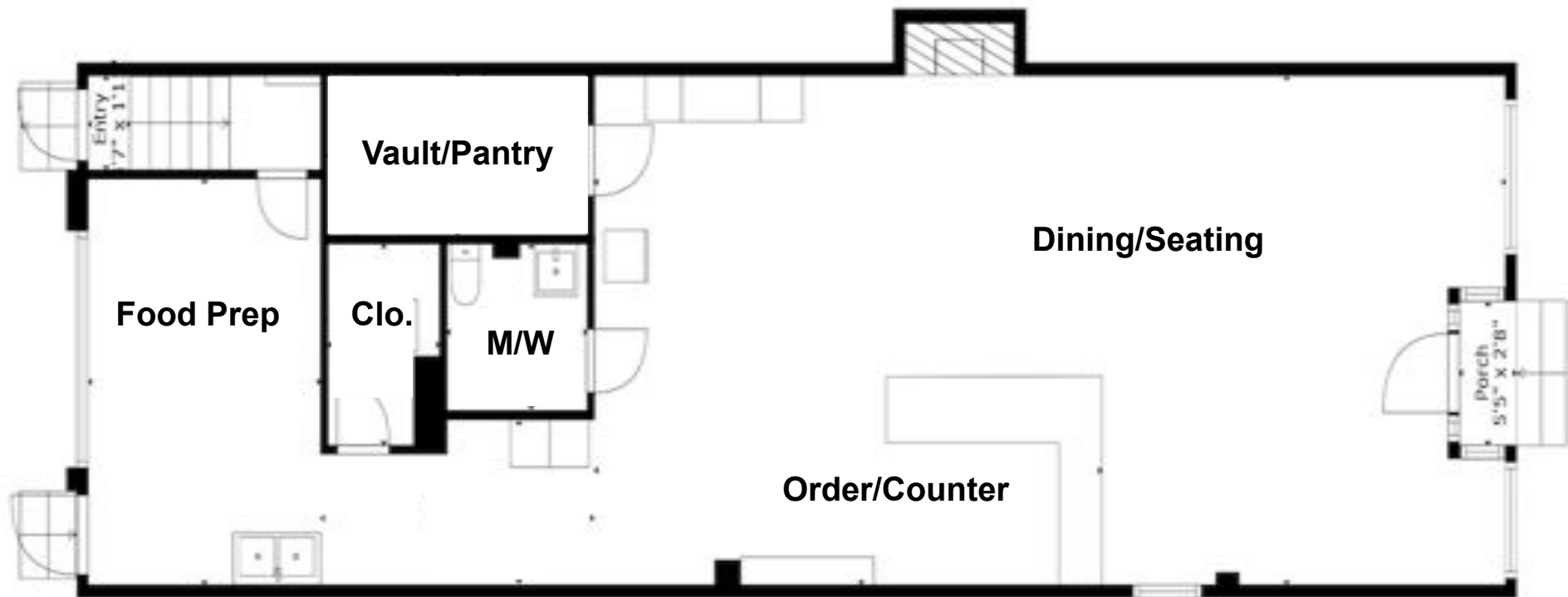
Floor Plans



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

3



First Floor Plan

For Reference Only



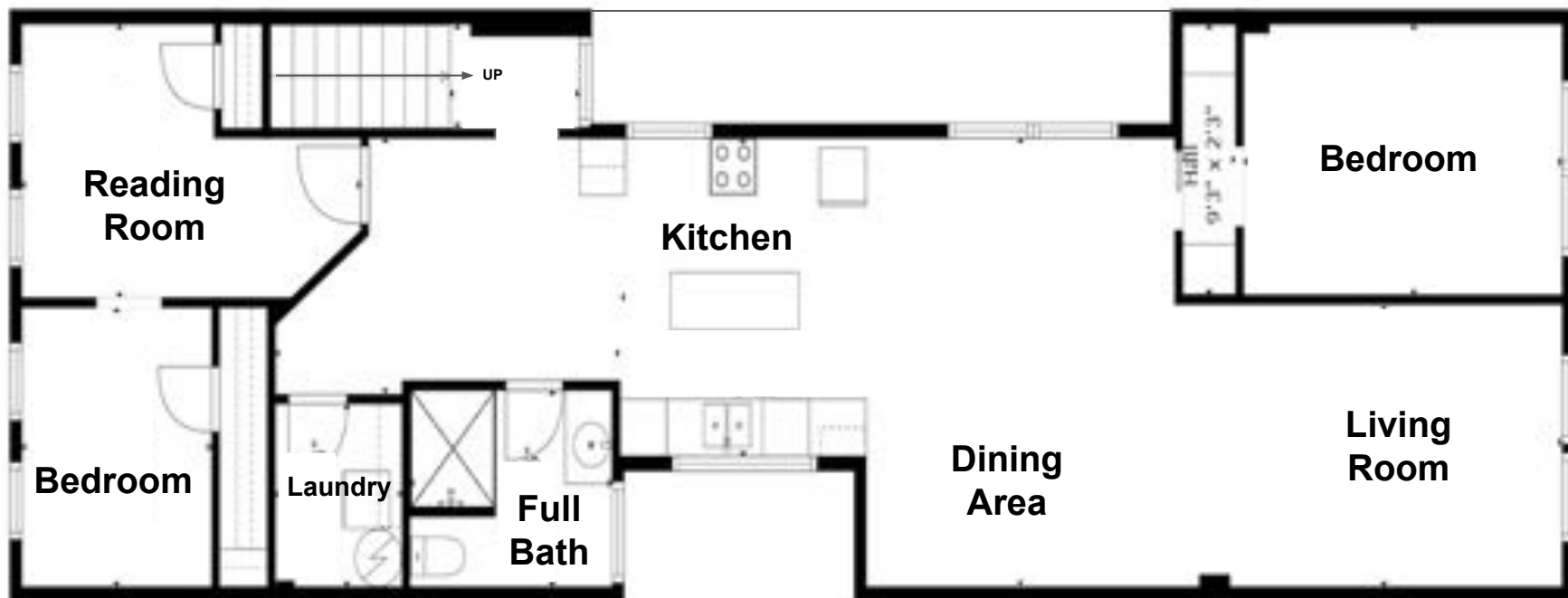
Floor Plans



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

4



Second Floor Plan

For Reference Only

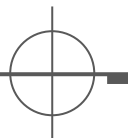


Photo Key

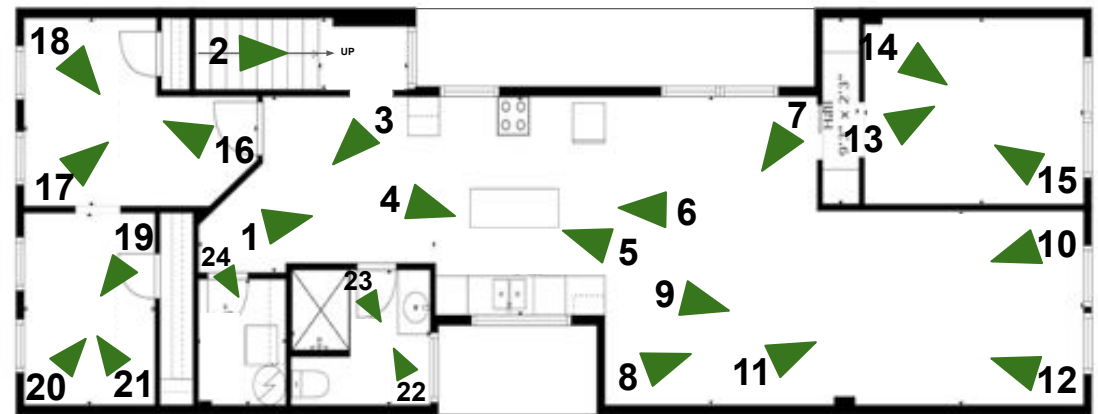


westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

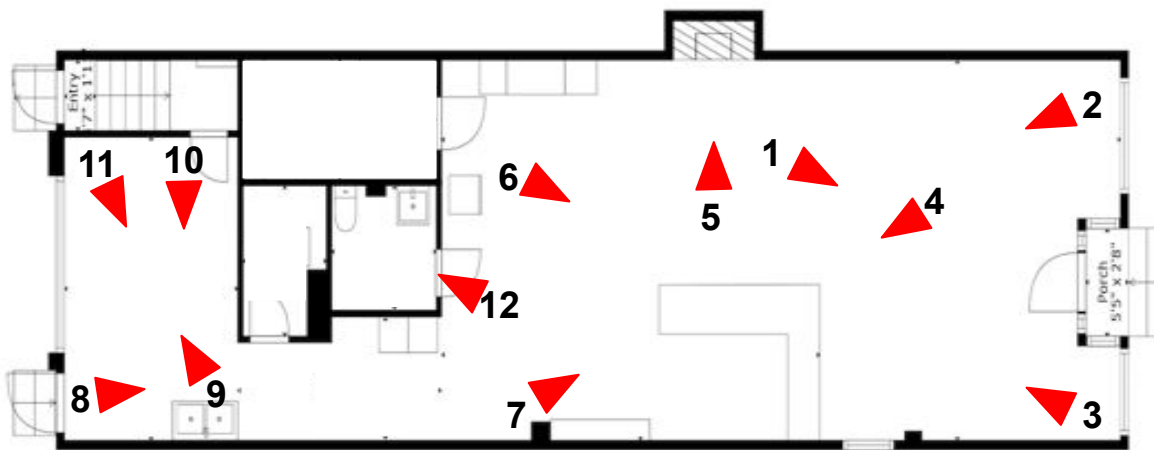
5

*See photos on the following
pages for corresponding
keyed numbers/letters.*



Second Floor Photo Key

For Reference Only



First Floor Photo Key

For Reference Only



F

E

G

▶ B, C, D

▶ A

Exterior Photos



111 W. Main Street
Bremen, OH 43107

6



Exterior Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

7



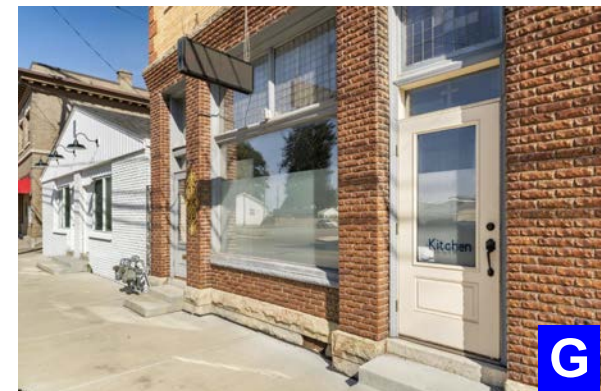
Exterior Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

8



First Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

9



First Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

10



4



5



6

First Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

11



First Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

12



Second Floor Photos



111 W. Main Street
Bremen, OH 43107

13



Second Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

14



Second Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

15



Second Floor Photos



111 W. Main Street
Bremen, OH 43107

16



Second Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

17



Second Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

18



Second Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

19



19



20



21

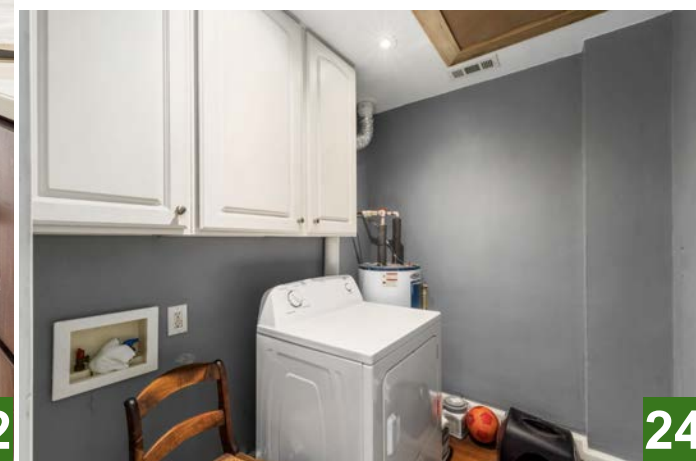
Second Floor Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

20



22

24

23

Aerial Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

21



Aerial Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

22



Aerial Photos



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

23



Pro Forma



111 W. Main Street
Bremen, OH 43107

24

This property offers a rare Owner/User opportunity in the charming Bremen, OH.. Live in the apartment and lease out the Retail Space — or move into the Retail Space and lease the apartment for additional income.

Whether you choose to occupy one space or lease the entire property, it stands out as a fantastic investment. With low operating costs, projected annual income over \$26,000, and a CAP Rate exceeding 9%, it delivers strong, reliable returns in a highly desirable location.

Debt Service

Purchase Price	\$299,000	Interest Rate	6.75%
Down Payment	30.00%	Term/Months	300
Mortgage Amount	\$209,300	Monthly Pmnt (P&I)	\$1,446
Equity	\$89,700	Annual Payment	\$17,353

	SQFT	Annual Income		\$/SF Annual	Comments
		Month	Annual		
Rental Income					
First Floor Retail	1,656	\$1,250	\$15,000	\$9.06	Copetitive Lease Rate (Modified Gross)
Second Floor Apt/STR	1,500	\$1,500	\$18,000	\$10.87	Two bedrooms upstairs could be an apartment or STR to take advantage of Hocking Hills and the surrounding areas.
Gross Op Income	3,156	\$2,750	\$33,000	\$10.46	

Expenses	Annually		\$/SF Annual	Comments
	Month	Annual		
Property Insurance	-\$250	-\$3,000	-\$0.95	Standard property insurance - estimated
Property Taxes	-\$103	-\$1,236	-\$0.39	Property Taxes from Auditor
Common Area Maintenance	-\$150	-\$1,800	-\$0.57	Landscaping, snow removal, etc.
Subtotal	-\$503	-\$6,036	-\$1.91	
Net Operating Income	\$2,247	\$26,964		
Debt Service	-\$1,446	-\$17,353		
Annual Cash Flow Before Taxes	\$801	\$9,611		
Cap Rate		9.02%		

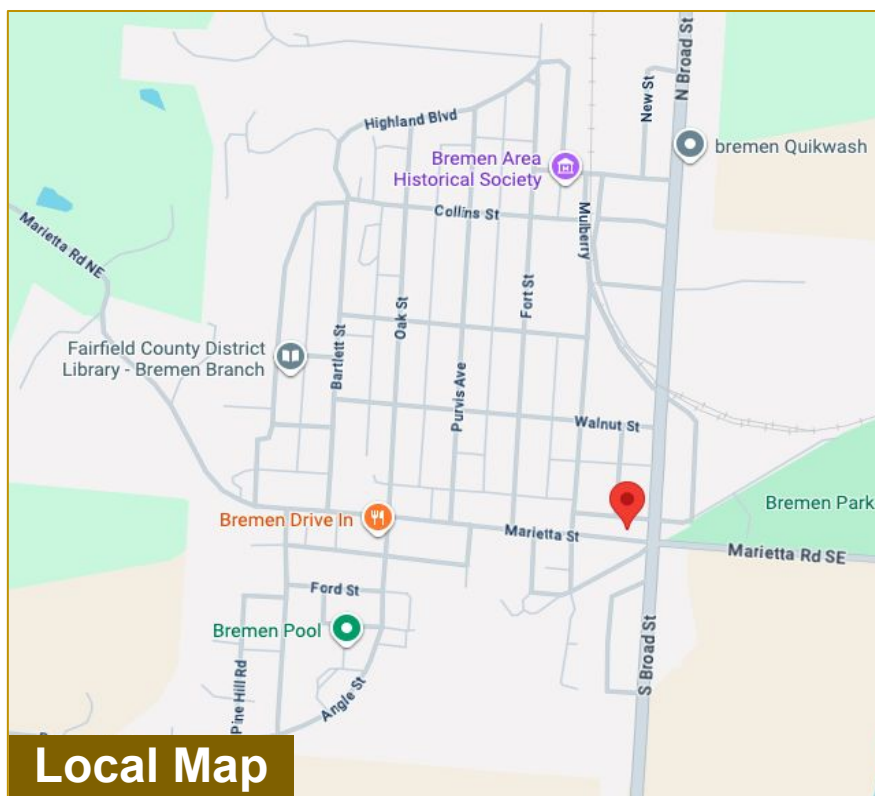
Location Map



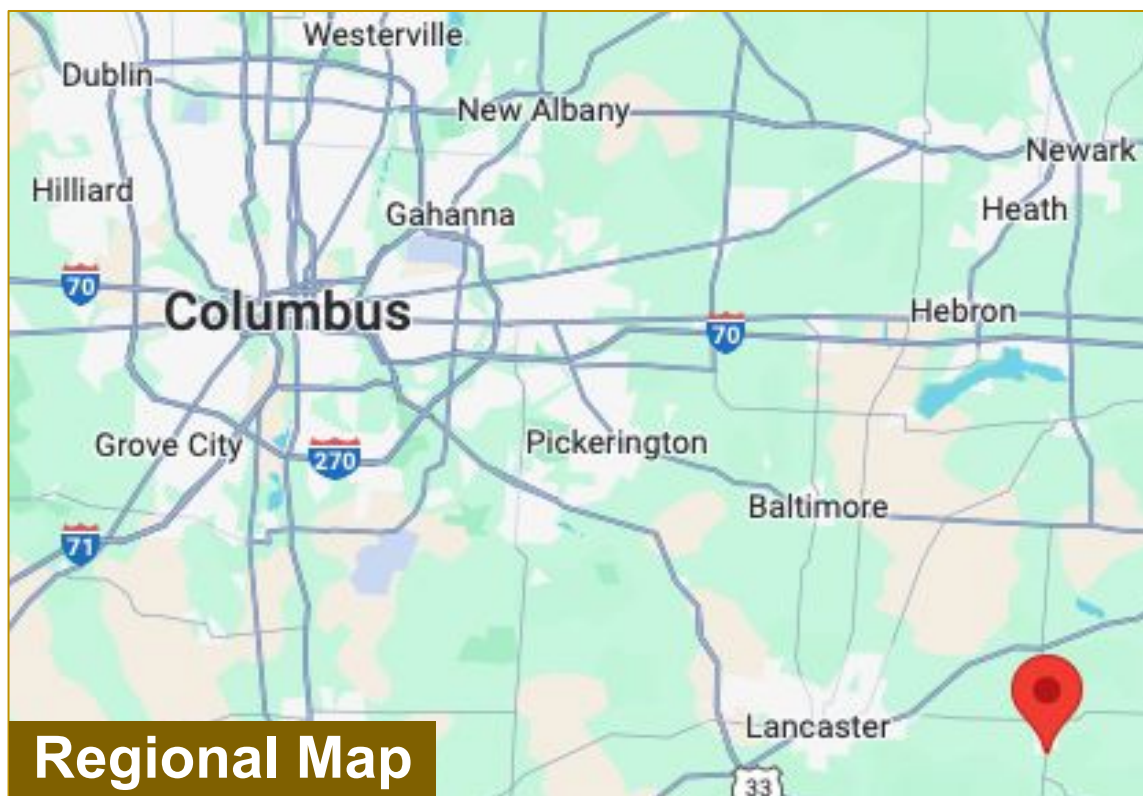
westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

25



Local Map



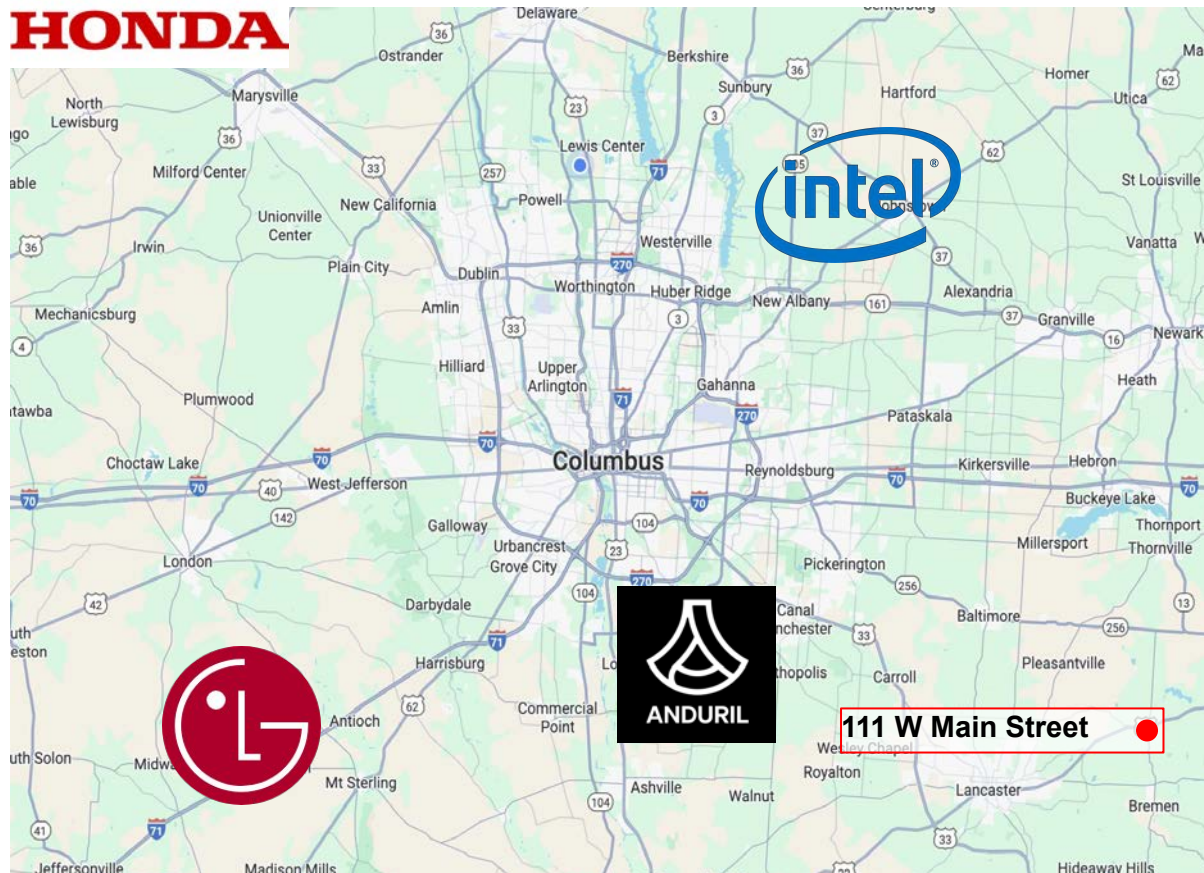
Regional Map

Drive Times



111 W. Main Street
Bremen, OH 43107

26



This property enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility - Arsenal 1, near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' Advanced Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity to support these and other growing companies in the Greater Columbus region.

Drive Times to the following landmarks:

Miles	To	Miles	To
34	I-270	17	Buckeye Lake
10	Downtown Lancaster	47	John Glenn Intl
11	US 33	38	Anduril Industries
23	Hocking Hills	93	Honda America
23	Old Man's Cave	47	Intel - Ohio One
42	Downtown Columbus	77	LGES Battery Plant

Parcel Map



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

27



Demographics



westwood
COMMERCIAL
REAL ESTATE CO.

111 W. Main Street
Bremen, OH 43107

28

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 111 West Main Street, Bremen, OH 43107

CITY, STATE

Bremen, OH

POPULATION

5,396

AVG. HH SIZE

2.69

MEDIAN HH INCOME

\$55,580

HOME OWNERSHIP

Renters: **417**

Owners: **1,538**

EMPLOYMENT



44.61 %

Employed

2.20 %

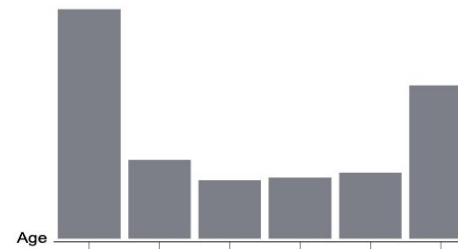
Unemployed

GENDER & AGE

49.99 %



50.01 %



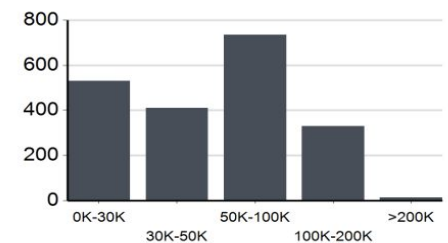
RACE & ETHNICITY

White:	99.30 %
Asian:	0.00 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	0.03 %
Hispanic:	0.00 %
Two or More Races:	0.67 %

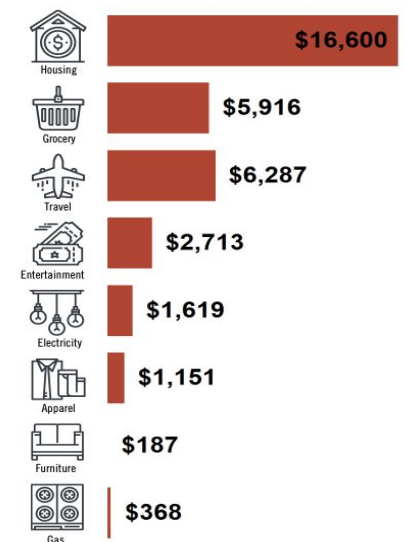


Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

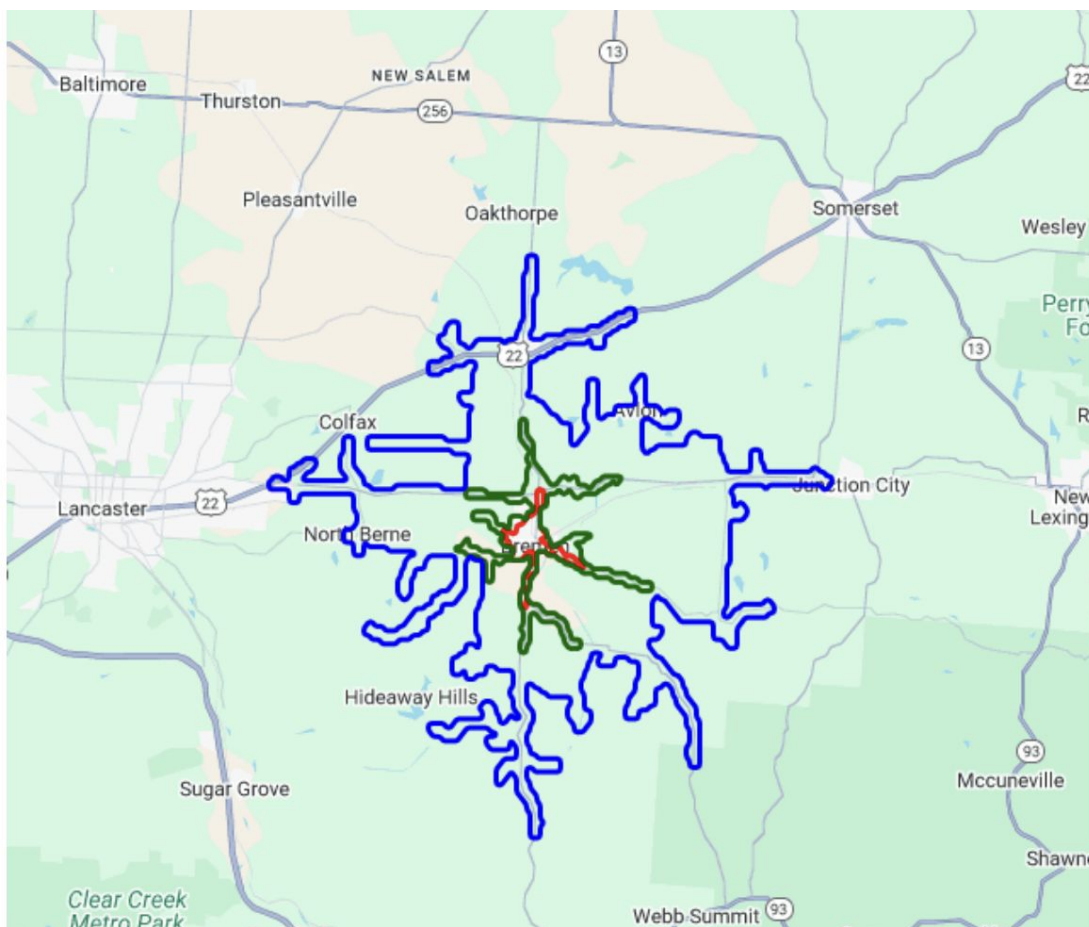


Demographics



111 W. Main Street
Bremen, OH 43107

29



Population

Distance	Male	Female	Total
3- Minute	663	665	1,329
5- Minute	938	941	1,879
10- Minute	2,697	2,699	5,396





westwood
COMMERCIAL
REAL ESTATE CO.

Matt Edwards

Commercial Realtor®

Westwood Commercial Real Estate Co.

matt.edwards@westwoodohio.com

(317) 918-4488

Westwood Real Estate

3914 Brown Park Drive

Hilliard, OH 43026



Thank You!