

210 Lima Street

Stewardship by
Russ Kitzberger



Remediated Commercial Land

AVAILABLE FOR DEVELOPMENT

210 Lima Street Wapakoneta, Ohio

Located right in Wapakoneta's downtown business district, this 1-acre cleared lot is ready for new construction. The flexible zoning allows you to build a variety of projects, including retail, office space, apartments, or a mixed-use building.

- **Parcel Size:** 1.03 Acres (44,867 SF)
- **Status:** Shovel-ready with utilities present
- **Availability:** Available for Sale or Lease



Build on Wapakoneta's History

This site was once a bustling manufacturing hub that helped power Wapakoneta's mid-century economy. Today, it offers a rare chance to build the neighborhood's next chapter.

The structures that housed those historic businesses have been entirely removed, and the land is offered subject to full environmental clearance. It's potential offers a clean, blank slate prepared for its next steward.

1950s–1965 **Uni-Steel Body Co.**

Major manufacturing installation producing heavy-duty steel truck bodies.

Late 20th C. **American Red Cross**

Transitioned into a vital civic space, serving as local HQ for community health support.

2000s–2020s **Wapak Muffler Shop**

Neighborhood automotive garage specializing in exhaust systems.

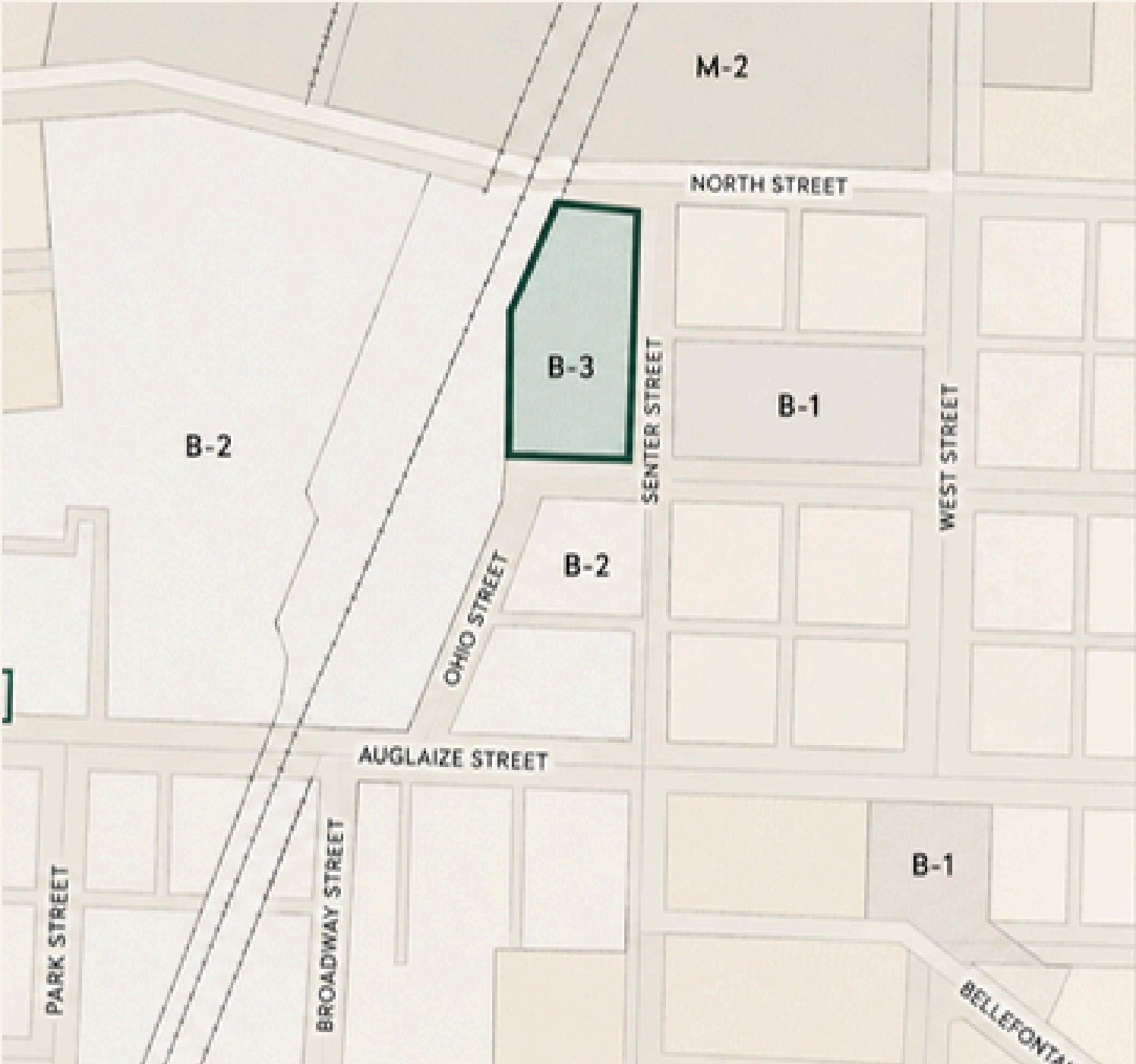
Present Day **Shovel-Ready Site**

Fully cleared and offered remediated, the 1.03-acre site is positioned for a blank canvas for the next steward of the site.

B-3 Zoning & Permitted Uses

DOWNTOWN DEVELOPMENT FRAMEWORK

210 Lima Street is located within Wapakoneta's B-3 Central Business District. This flexible zoning supports a wide range of uses—including retail, office, restaurant, upper-floor residential, and civic development—providing a strong foundation for the neighborhood's next chapter.



WAPAKONETA ZONING

ZONING CLASSIFICATION		ZONING DESCRIPTION
	A-1	Agricultural District
	B-1	Neighborhood Business District
	B-2	General Business District
	B-3	Central Business District
	M-1	Industrial District
	M-2	Industrial District
	M-3	Industrial District
	R-1	Single-Family and Two Family Residence District
	R-2	Single-Family and Two Family Residence District
	R-3	Single-Family and Two Family Residence District
	R-3	Suburban Residence District
	R-4	Multiple Family Residence District
	R-5	Mobile Home District

B-3 Zoning Regulations

CENTRAL BUSINESS DISTRICT

210 Lima Street is located within Wapakoneta's B-3 Central Business District. This zoning supports a flexible mix of commercial, retail, and civic development, providing long-term operational flexibility without restrictive single-use limitations.

Residential Uses

- Conversion of single-family dwellings into two-family dwellings
- Multi-family dwellings (residential units not permitted at street level)
- Two-family dwellings

Public and Semi-Public Uses

- Educational institutions for pre K – 8 grades
- Educational institutions for 9–12 grades
- Educational institutions for colleges, universities and vocational schools
- Hospitals
- Nursery schools and child care or day care centers
- Public facilities and buildings
- Public utilities
- Religious places of worship

B-3 Commercial Uses

PRINCIPAL PERMITTED USES

Commercial Uses

- Agricultural roadside stands
- Animal hospital and veterinary establishments including dog kennels
- Bar or tavern
- Commercial entertainment (excluding sexually oriented businesses)
- Conference or banquet center
- Convenience retail
- Display room for merchandise sold at wholesale and stored elsewhere
- Financial institutions
- Hotels and motels
- Medical or dental clinics
- Mixed use building including residential units (residential not permitted at street level)
- Motor vehicle minor repair
- Office for professional, administrative or businesses
- Personal services
- Professional services
- Restaurant
- Retail business

An Established Downtown Location

POSITIONED IN THE HEART OF WAPAKONETA'S BUSINESS DISTRICT

Great Neighborhood

The property benefits heavily from its direct proximity to downtown Wapakoneta and its placement within an established business district.

Commercial Setting

Situated within the established downtown commercial district, the site is anchored by compatible civic, retail, and service uses.

Walkability

Fully integrated into the walkable downtown core, promoting pedestrian-oriented commercial activity and access.



Local Connectivity & Access

SEAMLESS ROUTING WITHIN THE COMMERCIAL CORE

- **Market Reach:** Strategically positioned to serve the greater Wapakoneta commercial region.
- **Ingress & Egress:** Direct frontage on Lima Street with seamless neighborhood access via North Street.
- **Local Corridors:** Immediate connection to the Depot Street and Auglaize Street traffic routes.
- **Civic Infrastructure:** Located just steps from the Wapakoneta Water Treatment facility and Public Works Department, indicating robust local utility support.



Allocation & Property Specifications

FINANCIAL OVERVIEW

A clear breakdown of the pricing, land area, and parcel specifications for your acquisition.

Financial Metric	Value Data
Capital Allocation / Asking Price	\$425,000
Price Per Acre	\$412,621
Price Per Square Foot	\$9.47
Lease Rate	Not published; subject to offer
Parcel Identification	B0701008600
Total Land Area	1.03 Acres (44,867 SF)













Next Steps

1

Inquiry With Advisor

Set up a short call or meeting with Russ Kitzberger to discuss the opportunity in greater detail.

2

NDA (If Appropriate) & Exchange information

Sign a Non-Disclosure Agreement and provide proof of funds or qualification.

3

Tour and/or Exchange Opportunity Financials

Tour and Recieve relevant financial information or related information.

4

Draft a Letter of Intent

Prepare a letter of intent or interest, or a purchase agreement.

5

Move Towards Closing

Coordinate due diligence, financing, and legal transfer through a disciplined, stewardship-led process.

About The CREBB Group



CREBB Group Cincinnati Headquarters

Based in Cincinnati, CREBB Group is a team providing disciplined advisory and transaction stewardship with over 20 years of experience guiding business owners and investors through their most significant financial transitions. We bring a rare dual expertise to every engagement, specializing in commercial sales and leasing, business brokerage, industrial real estate, and land advisory.

Throughout the transfer of responsibility, we act as your trusted fiduciary—committed to protecting your legacy, honoring your goals, and actualizing the essence of its worth. Backed by the national reach and advanced technology of the broker of record: eXp Commercial, we combine deep local roots with a footprint that spans North America, operating as a peer-level fiduciary partner with discipline, confidentiality, and judgment.

Integrated Capabilities

NATIONAL ADVISORY SCALE

Sales and Leasing: Commercial, Industrial, Land, and Business Brokerage.

REPRESENTING OWNERS & FOUNDERS

Business owners, buyers, sellers, landlords, and tenants.

SPECIALIZED NETWORK ACCESS

Access to multiple specialized networks.



Russell Kitzberger

Managing Director

Over two decades of experience deployed to protect your legacy, clarify valuation, and steward the transfer of responsibility.

EXPERIENCE

- Decades in Real Estate & Going Concern
- Analyst, Appraiser, Salesperson
- Expert Witness
- Continuing Education Instructor

EDUCATION

- Harvard Law School Executive Education
 - Mediating Disputes Certificate Program, Alternative Dispute Resolution & Interest Based Bargaining
- University of Northwestern Ohio
 - B.S., Business Administration-Magna Cum Laude



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Carry Value Forward

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