

For Sale



\$599,000

364 E Church Street, Marion, Ohio 43302

Uniquely Historic Home For Sale in Marion, Ohio

This unique home sits walking distance of Downtown Marion's business district, restaurants, churches, and public services, making it a convenient location.

This property could double as a rental property with multiple units, a home, or can even be used as a business location. It is a historic building that can be redeveloped into many possibilities.

The site is also in a highly convenient downtown neighborhood with access to public parks like the Downtown Green Space, dining like Sansotta's Fresh Italian or Tubby's Pizza, and Historic Landmarks like the Famous Warren G. Harding Presidential Library and Museum.



Click Here to View Property Video

Valerie Tivin

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Best Corporate Real Estate

4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealestate.com



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Exterior Photos



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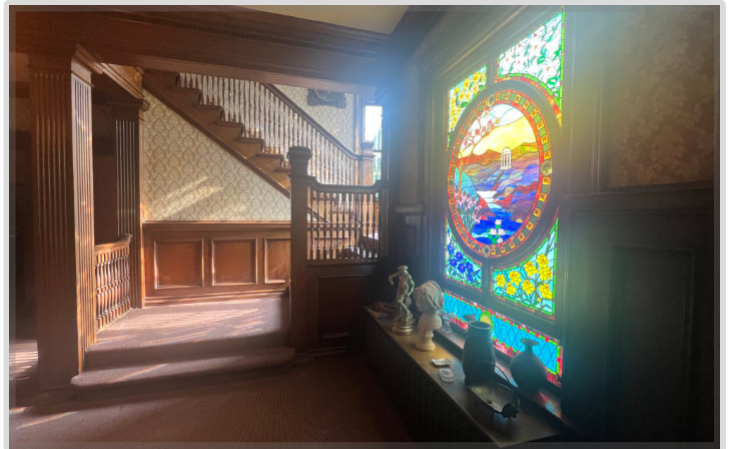
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First Floor



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Third Floor



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Basement and Exterior



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Additional Property Information

Legal Information

Legal Property Description	Multi-Family/Residence For Sale
Price	\$599,000
Parcel Number	#124080003900
Possession	Immediate

Land Information

Land Acreage	± 0.16 Acres
Parking Available	7 Parking Spots + Garage
Current Use	401 - Apartments
Current Zoning	Residential
Jurisdiction and School District	Marion City LSD

Additional Information

Building Square Footage	±6,537 Square Feet
Year Built	1910
Beds	9
Baths	8
Fireplaces	3
Garage	6 Cars
Features	3 Levels, Across Street From Warren G Harding Presidential Sites
Real Estate Taxes (2025)	\$2,294.60

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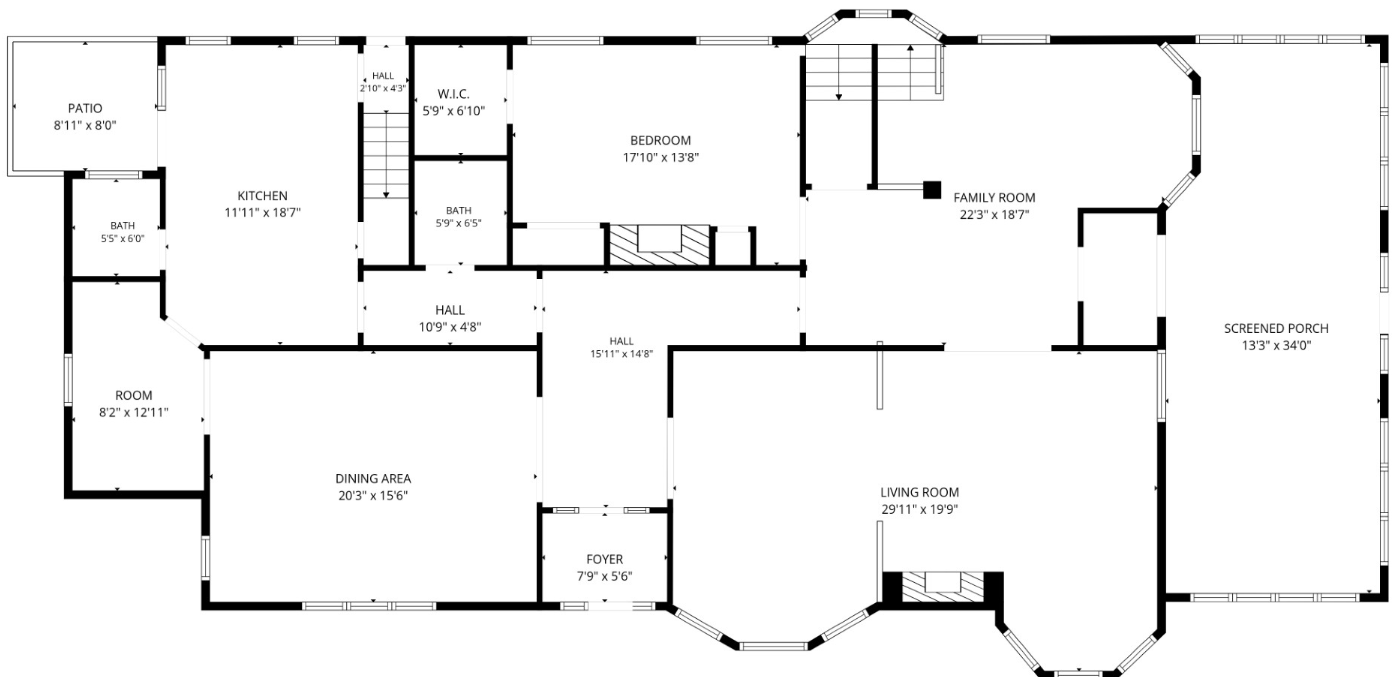
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First Floor



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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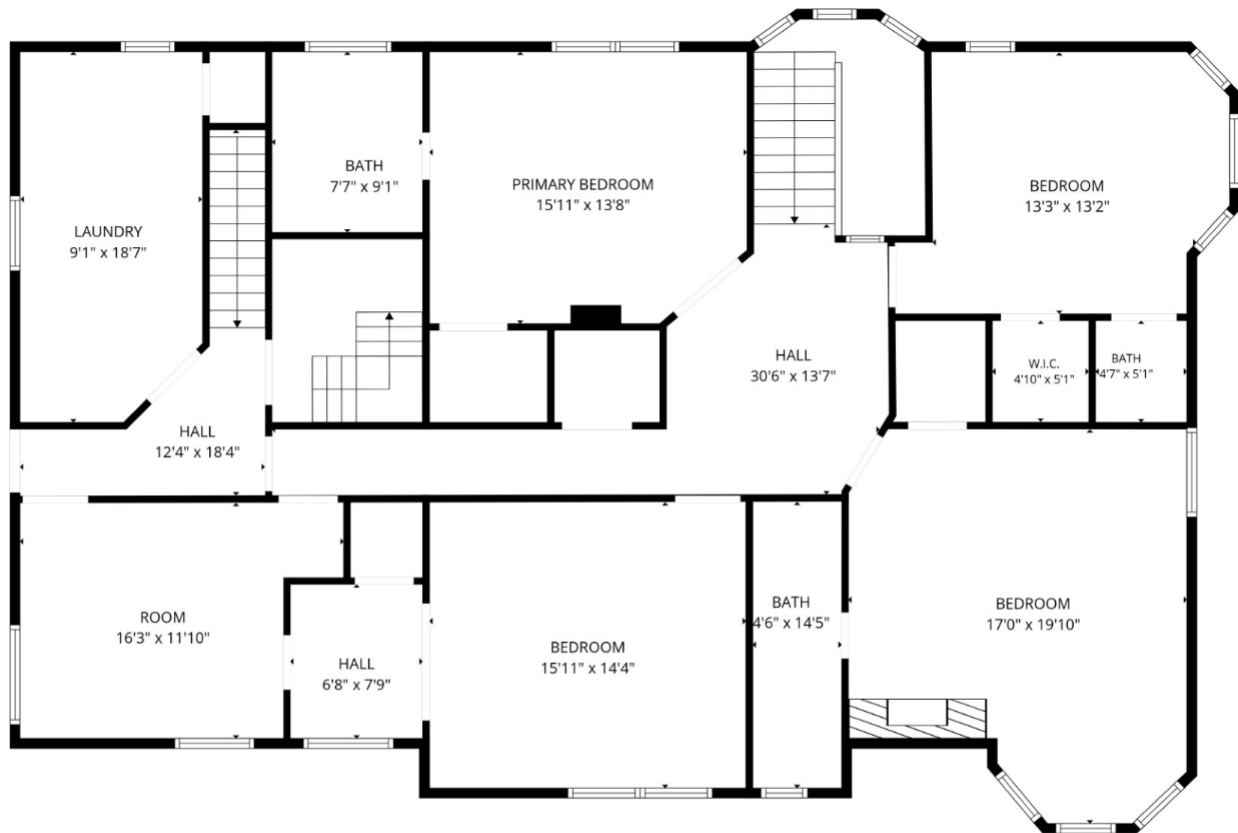
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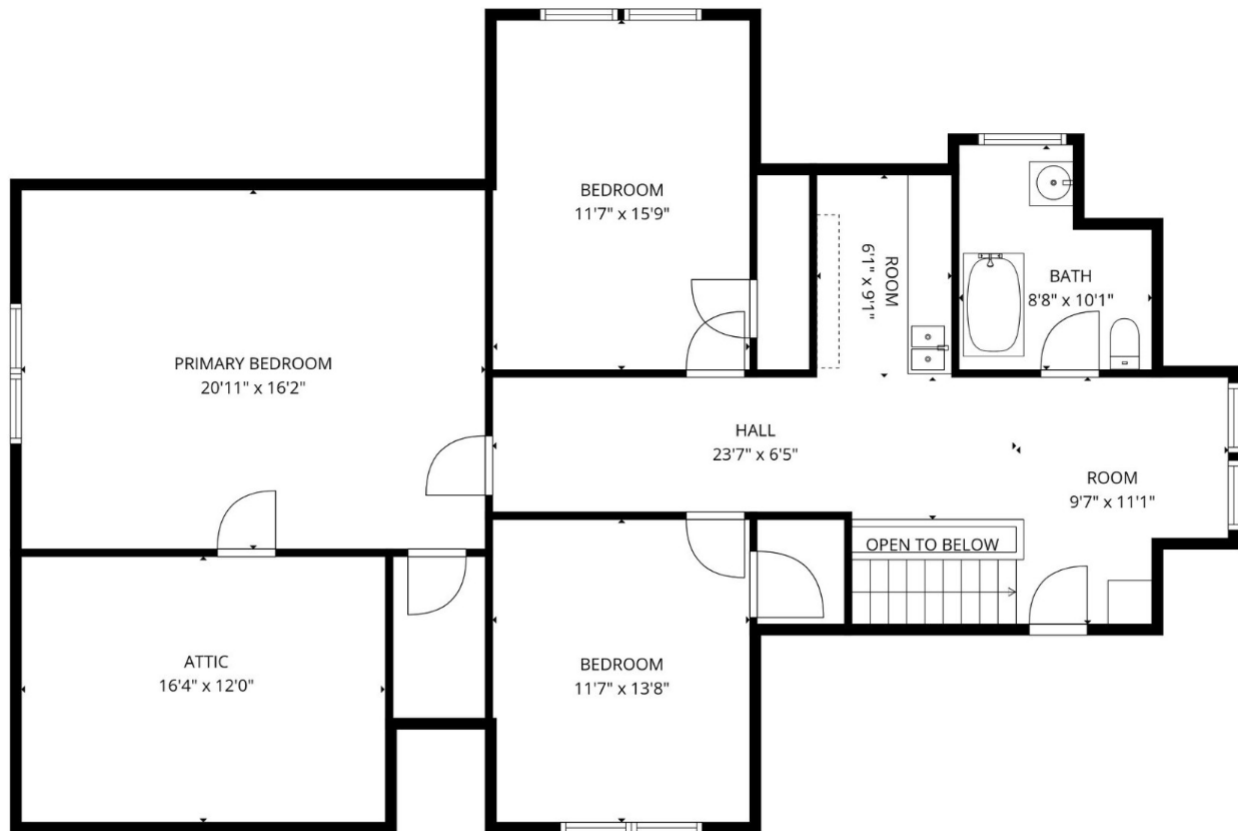
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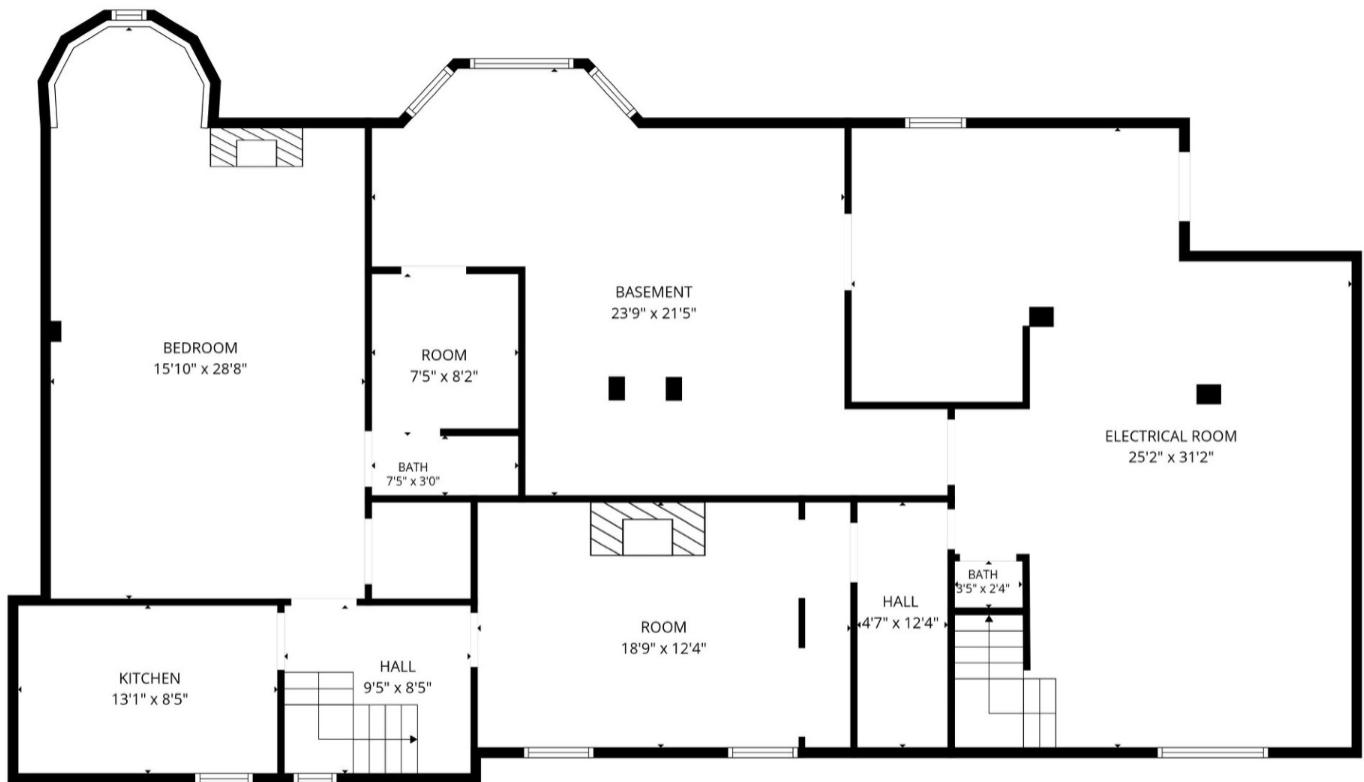
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Basement



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Parcel View



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Nearby Amenities



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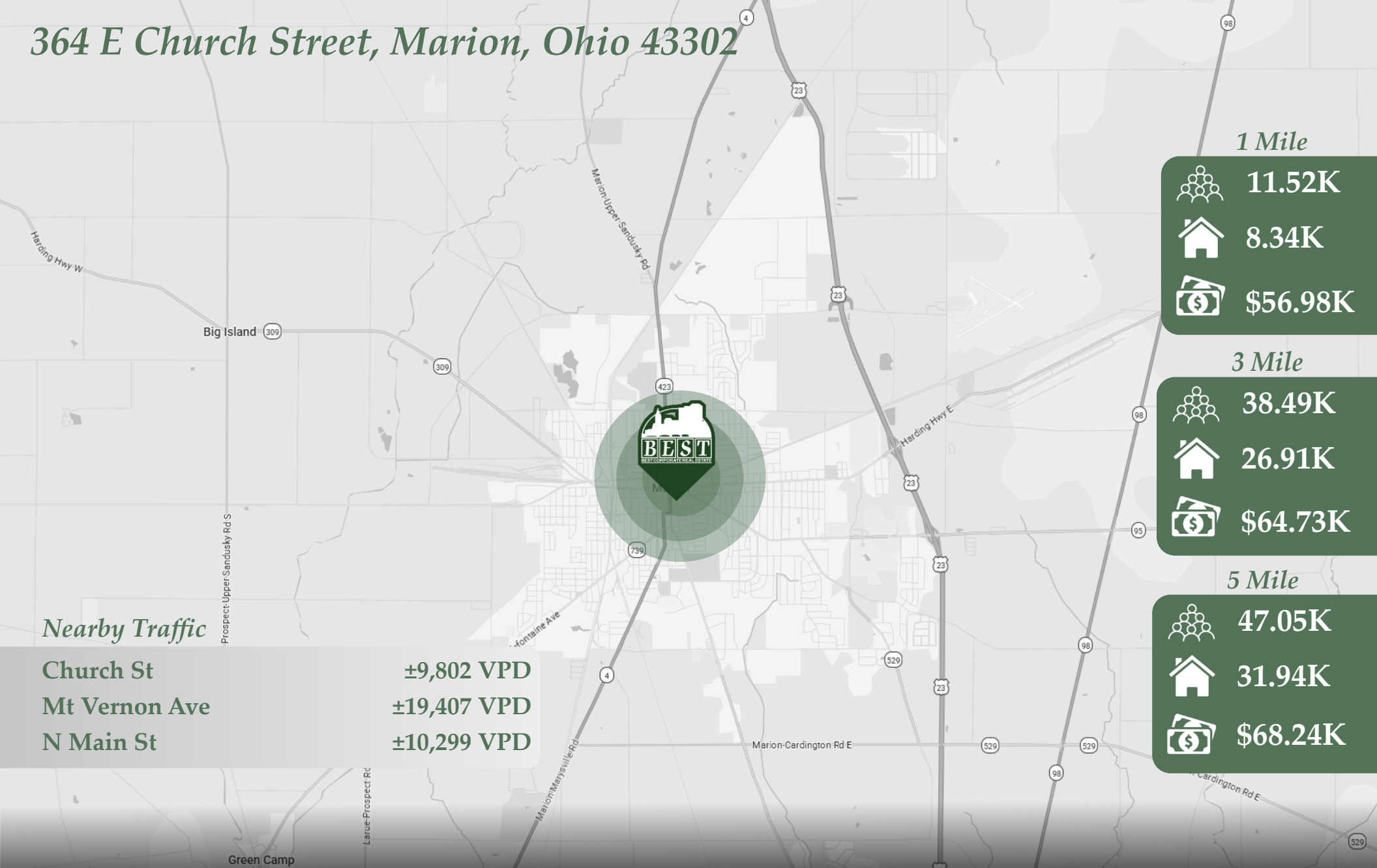
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Zip Code Demographics

Area Population
54,094

Area Households
22,413

Average Income
\$55,057

Major Nearby Interstates





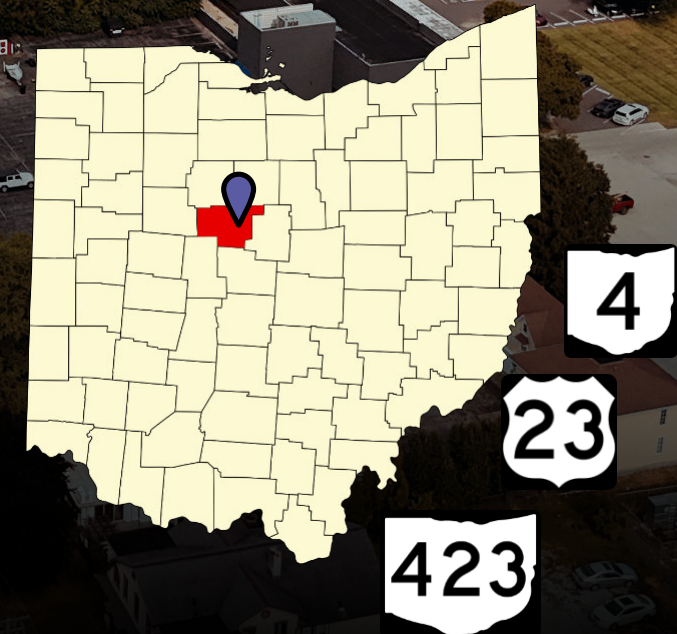
AREA OVERVIEW

Marion, Ohio, is a historic community in north-central Ohio that serves as the county seat of Marion County. Conveniently located along U.S. Route 23, approximately 50 miles north of Columbus, the city offers easy access to Central Ohio while maintaining the affordability and character of a smaller community. Marion has long been recognized as a regional center for manufacturing, transportation, healthcare, agriculture, and education, with a diverse economy supported by both established industries and growing local businesses. The city is perhaps best known as the hometown of President Warren G. Harding and for its rich railroad and industrial heritage, which continues to influence the community today. Recent downtown revitalization efforts have introduced new restaurants, retail shops, entertainment venues, and public art while preserving Marion's historic architecture. Outdoor recreation opportunities, including the Marion Tallgrass Trail, nearby parks, and nature preserves, contribute to the area's quality of life. Combined with a strategic location, stable workforce, and ongoing investment in redevelopment, Marion continues to serve as an important commercial and cultural hub for north-central Ohio.

DEMOGRAPHICS

	AREA POPULATION		AREA HOUSEHOLDS		AVERAGE INCOME
	35,999		12,874		\$47,951

MAJOR REGIONAL EMPLOYERS



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