

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PROFESSIONAL  
REALTY

# 110 W Auglaize Street

Wapakoneta, OH 45895

Exclusively Represented By:

**David Mussari**

Broker

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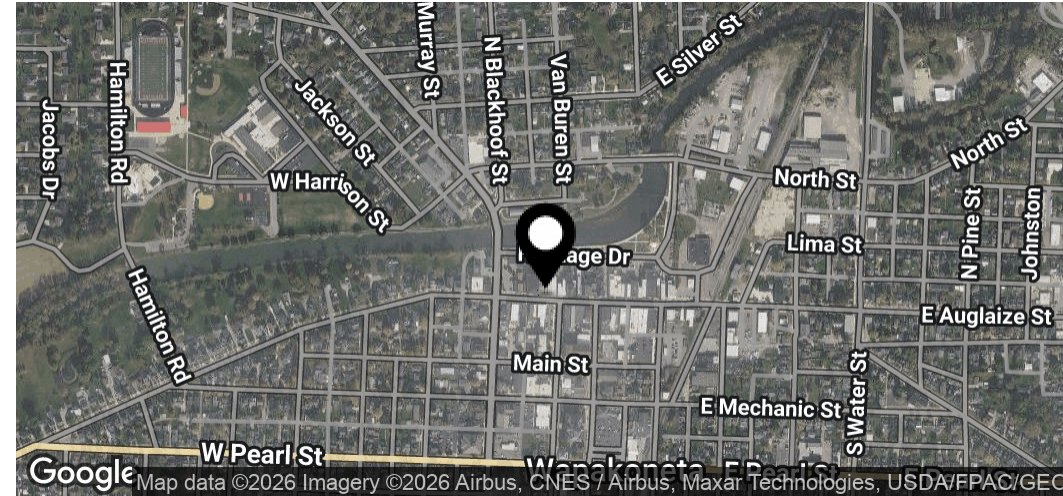
RETAIL SPACE FOR SALE

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Wapakoneta, OH 45895

FOR SALE

Executive Summary



## Offering Summary

Price	\$350,000
Price / GSF	\$134.20
GSF	2,608 SF
Year Built	1900

## Property Overview

Welcome to 110 W. Auglaize Street, ideally located in the heart of downtown Wapakoneta. This beautifully renovated mixed-use property features a retail storefront on the main level and a residential apartment above - thoughtfully updated from top to bottom. With both units fully occupied, this turnkey investment offers immediate cash flow, making it an excellent opportunity for small investors seeking stable income. Situated in a vibrant, pedestrian friendly downtown known for its annual community events, the property also benefits from convenient access to I-75, providing strong visibility and connectivity. Whether you're looking to expand your portfolio or make your first commercial investment, this prime location offers both charm and long-term potential.

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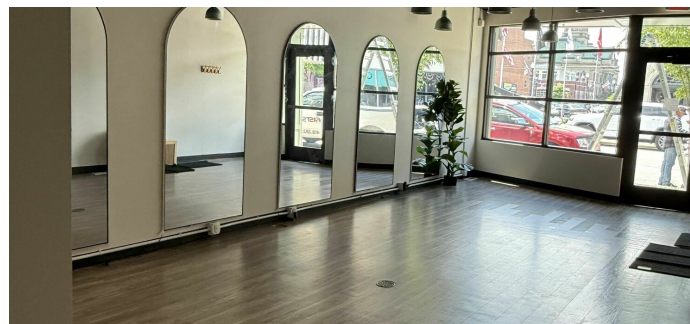
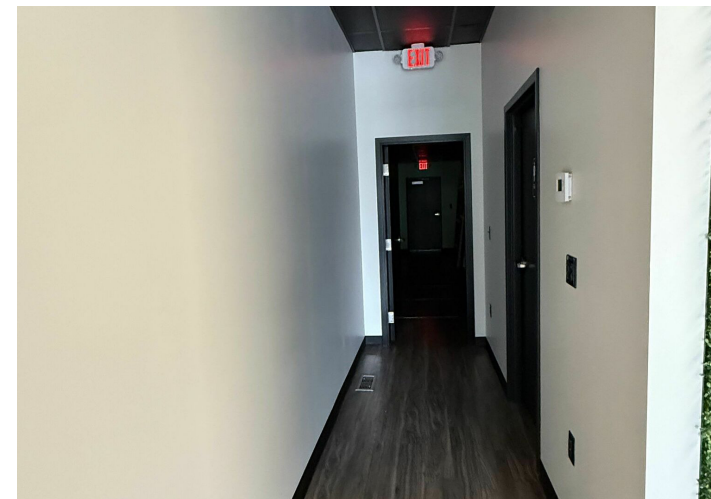
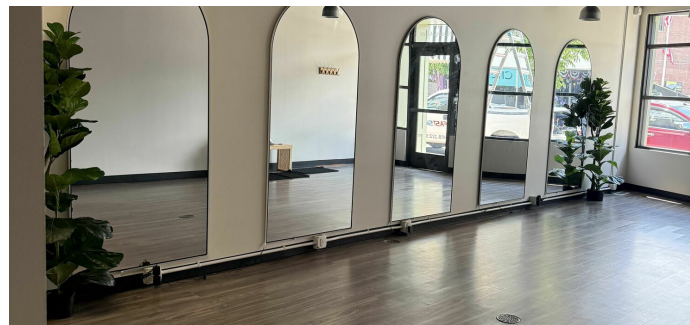
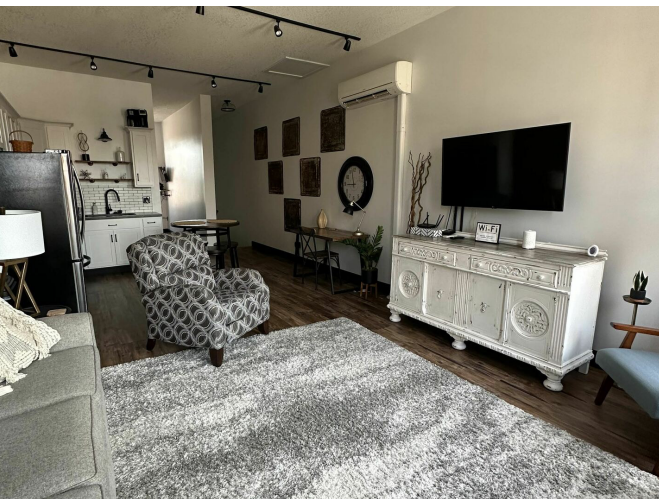
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Additional Photos



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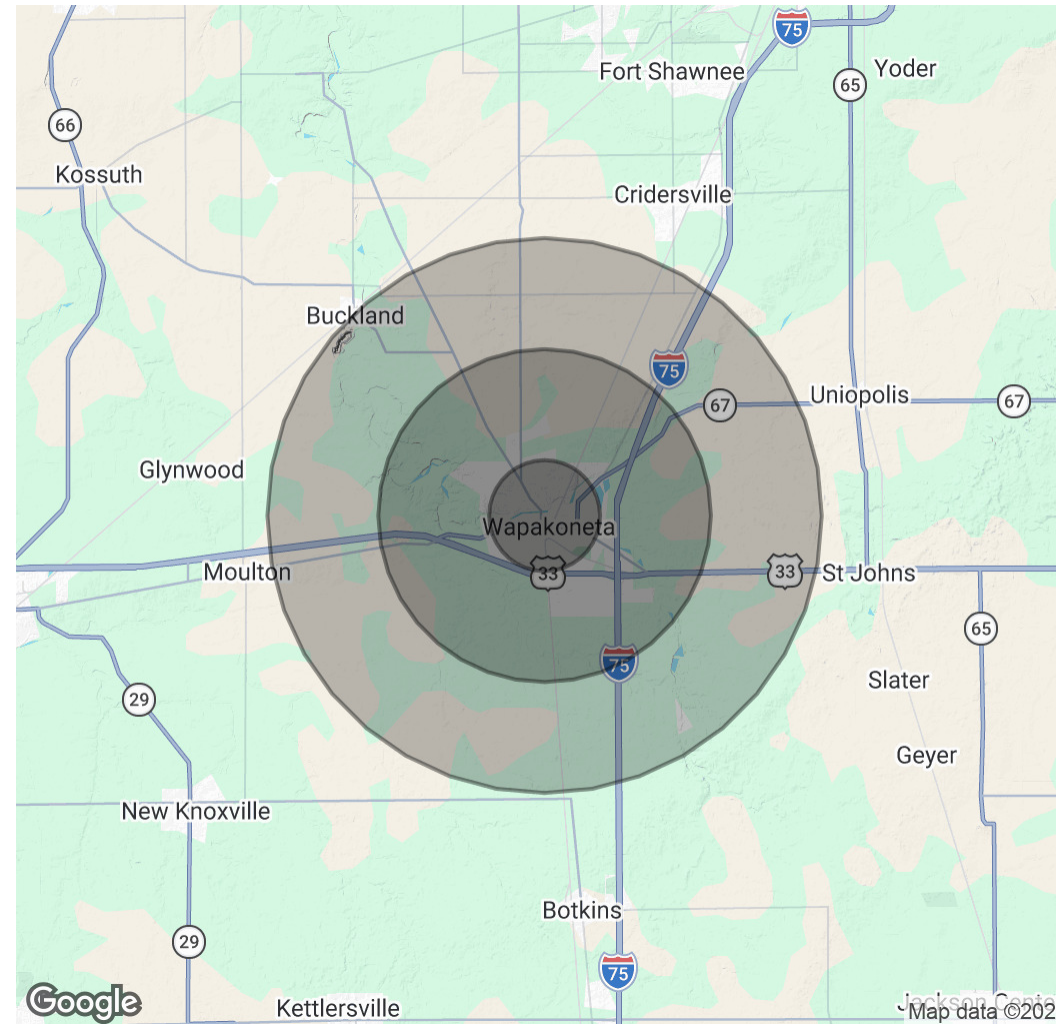
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,978	11,837	14,329
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,359	4,931	5,905
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,530	\$90,068	\$93,093
Average House Value	\$158,478	\$184,461	\$198,754

Demographics data derived from AlphaMap



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