



200 N Whitewoman St

Coshocton, OH 43812



Offering Summary

Sale Price:	\$5,000,000
Condo Price:	Negotiable
Building Size:	45,200 SF
Lot Size:	3.09 Acres
Year Built:	1986
Renovated:	2007
Zoning:	B-2 Downtown Business
APN:	0440000074300 0441450120400

Property Overview

Discover an exceptional investment opportunity in the heart of Coshocton. This 45,200 SF building, built in 1986 and updated in 2007, is strategically zoned B-2 Downtown Business and sits on just over 3 acres. The current owner occupies the entire building and is open to remaining a tenant on a long term lease for part of the building. Very good opportunity for the remaining to be repurposed for condos, offices, government use, apartments, or Airbnb. The property includes one operational elevator, with an existing shaft ready for an additional installation.

Opportunity to convert the building into condominium office units. The seller is collaborating with an architect to develop a plan for reconfiguring the existing space, allowing each floor or a portion of a floor to be sold separately.

Spanning four floors, the building offers expansive and adaptable space. The first and second floors each feature 14,600 SF, including a dedicated reception area at the main entrance, a mix of offices and classrooms, a fully functional kitchen with a dumbwaiter to the first floor, and three working fireplaces. The third floor offers 8,800 SF, while the fourth floor provides 7,200 SF, both of which can be configured for single or multi-tenant use with a potential private entrance.

Previously operated as a boutique hotel, the building is fully equipped with ample water, power, and internet access, ensuring seamless adaptation to new uses. Additionally, two dedicated parking lots included in the sale eliminate parking concerns.





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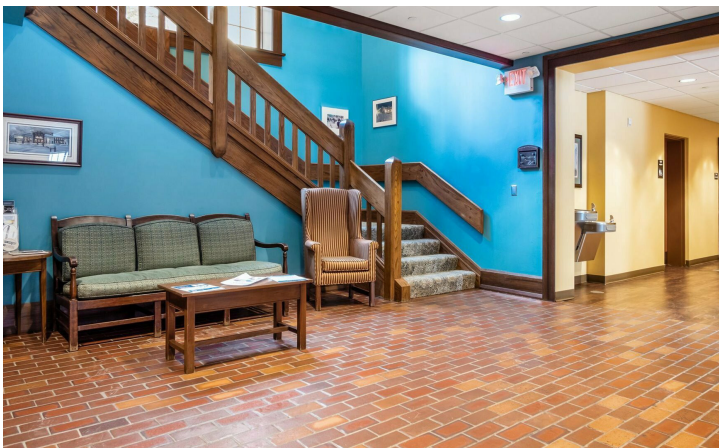
Brokerage, Development, Management
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Main Level

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Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.



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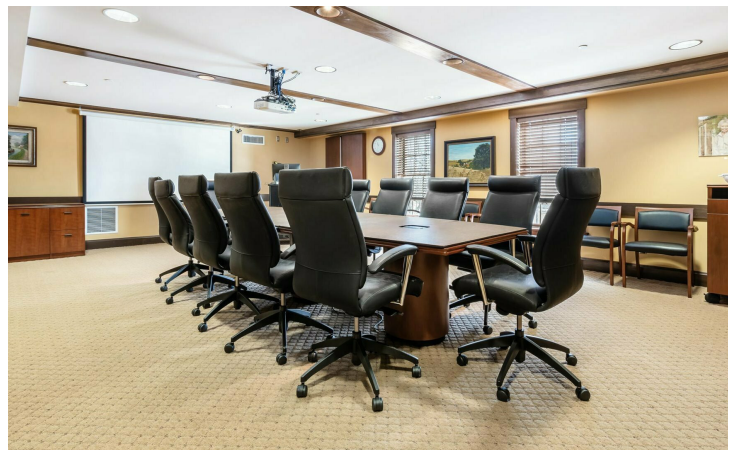
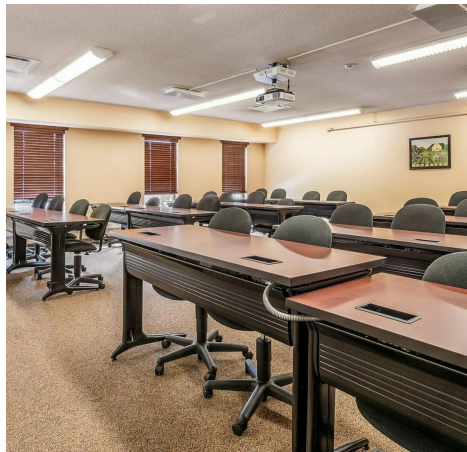
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Second Floor

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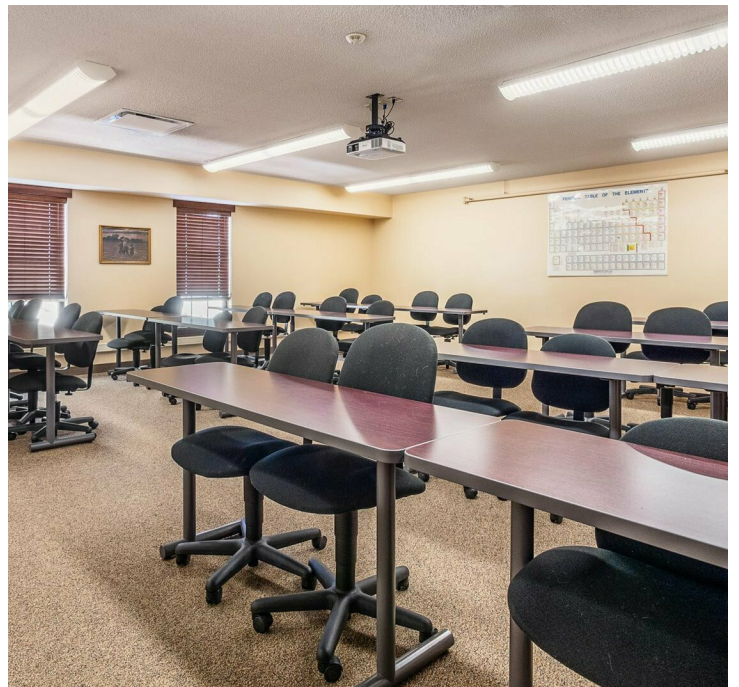
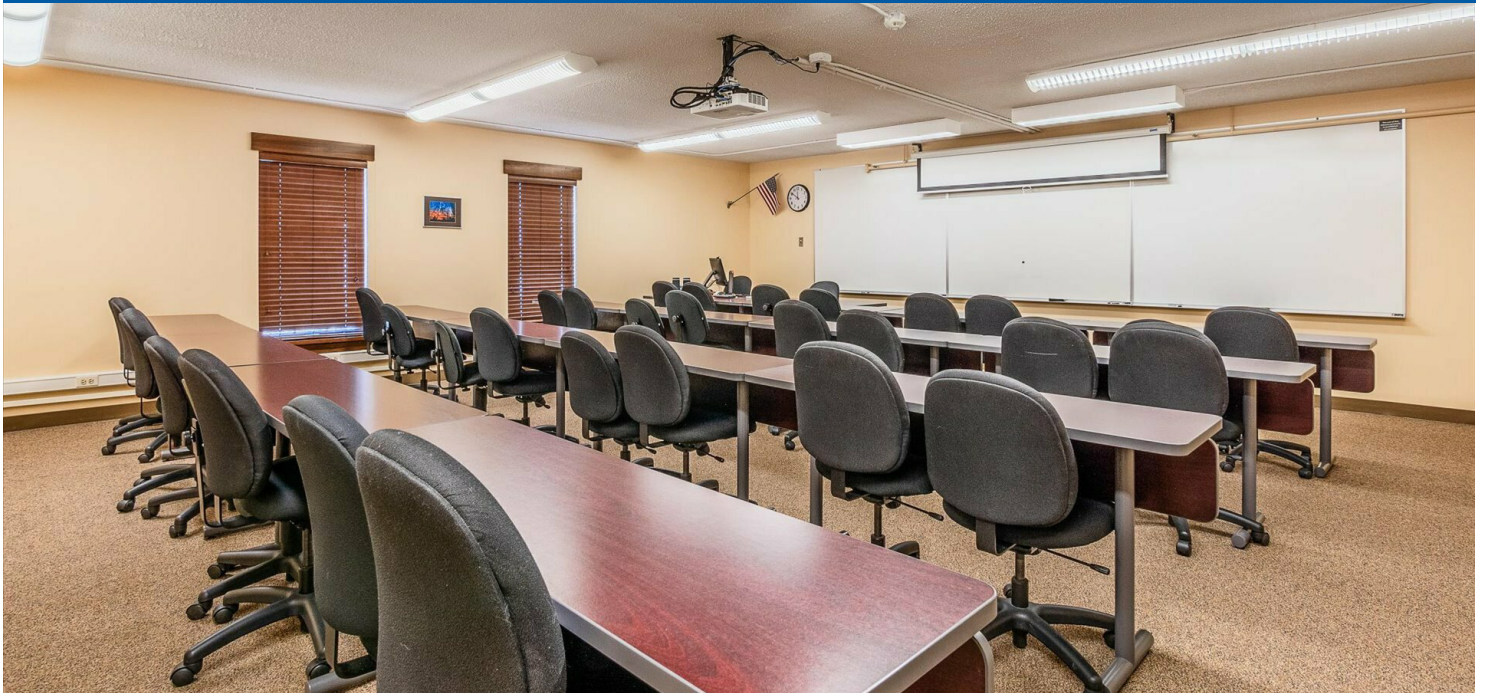
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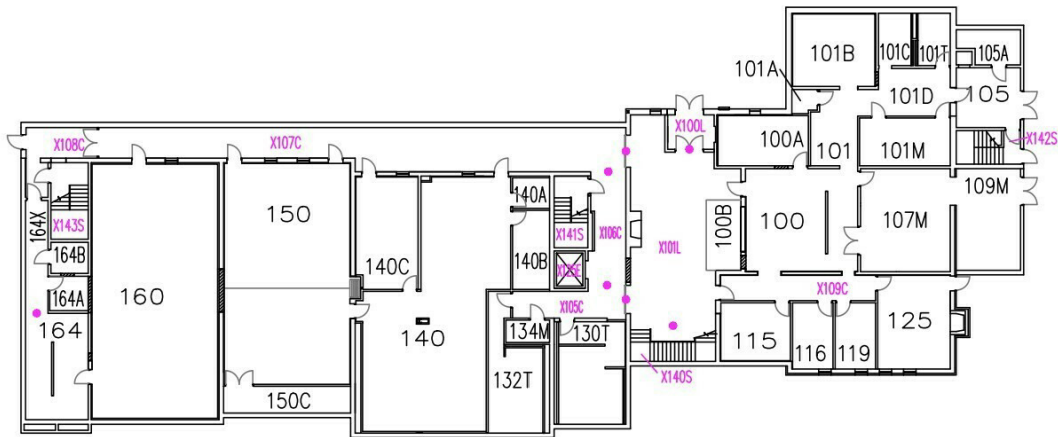
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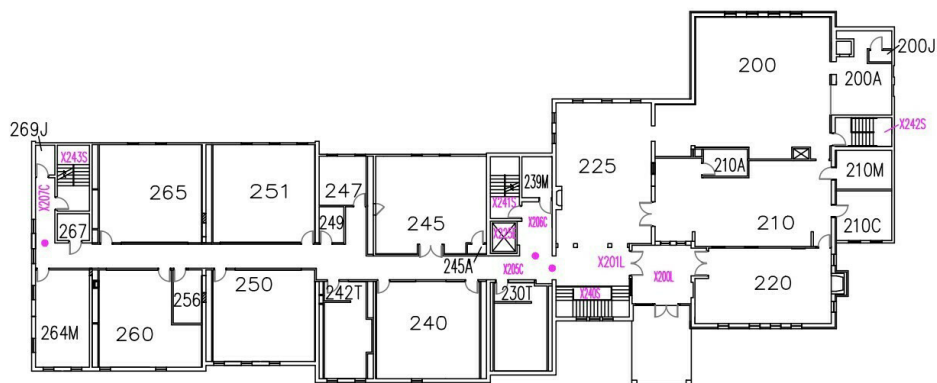


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FIRST FLOOR PLAN

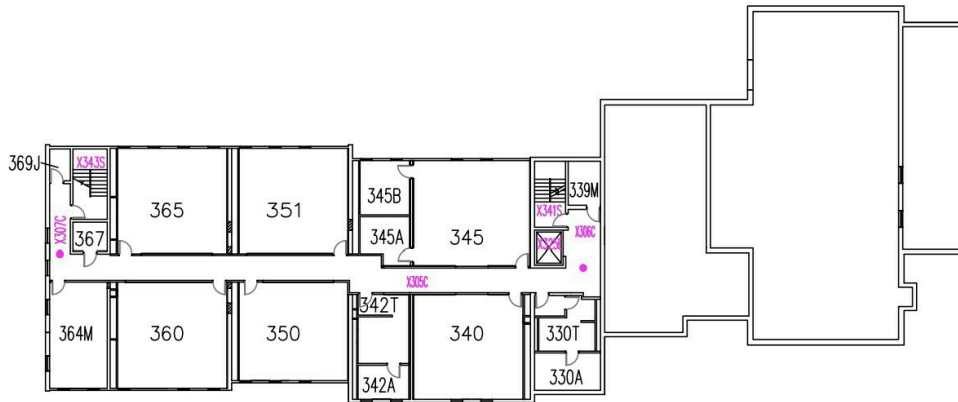


SECOND FLOOR PLAN



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THIRD FLOOR PLAN

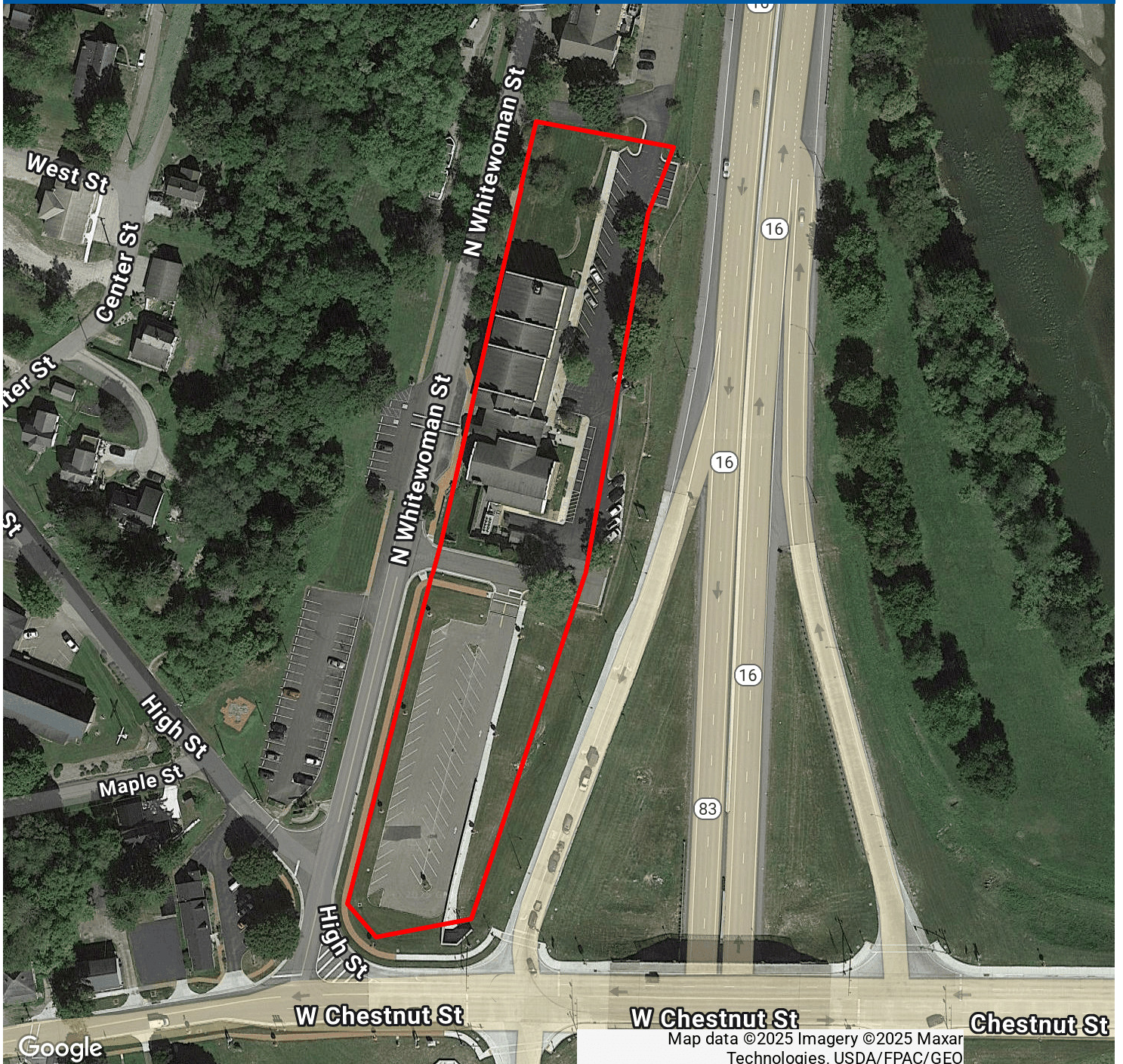


FOURTH FLOOR PLAN



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Google

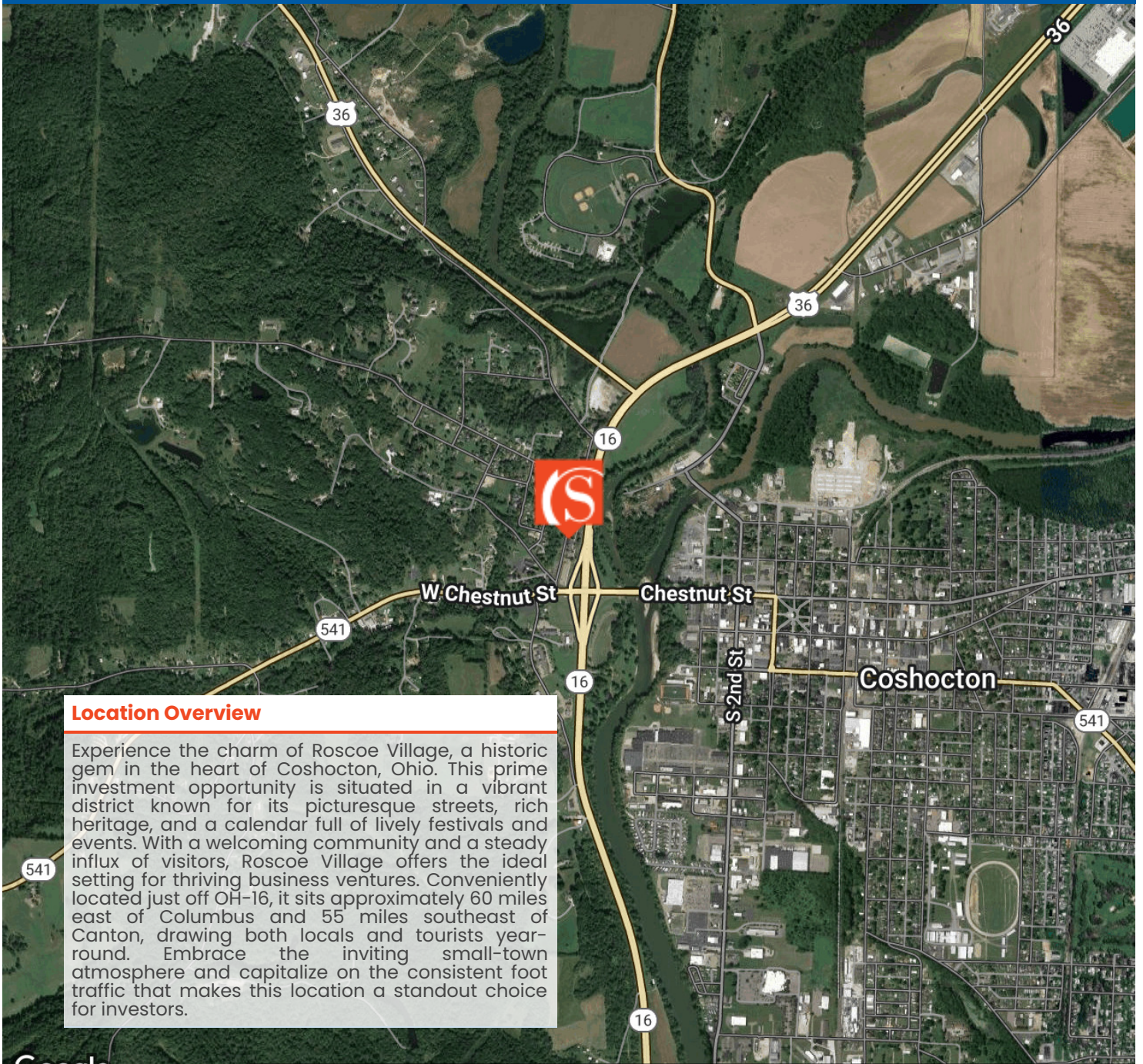
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Location Overview

Experience the charm of Roscoe Village, a historic gem in the heart of Coshocton, Ohio. This prime investment opportunity is situated in a vibrant district known for its picturesque streets, rich heritage, and a calendar full of lively festivals and events. With a welcoming community and a steady influx of visitors, Roscoe Village offers the ideal setting for thriving business ventures. Conveniently located just off OH-16, it sits approximately 60 miles east of Columbus and 55 miles southeast of Canton, drawing both locals and tourists year-round. Embrace the inviting small-town atmosphere and capitalize on the consistent foot traffic that makes this location a standout choice for investors.

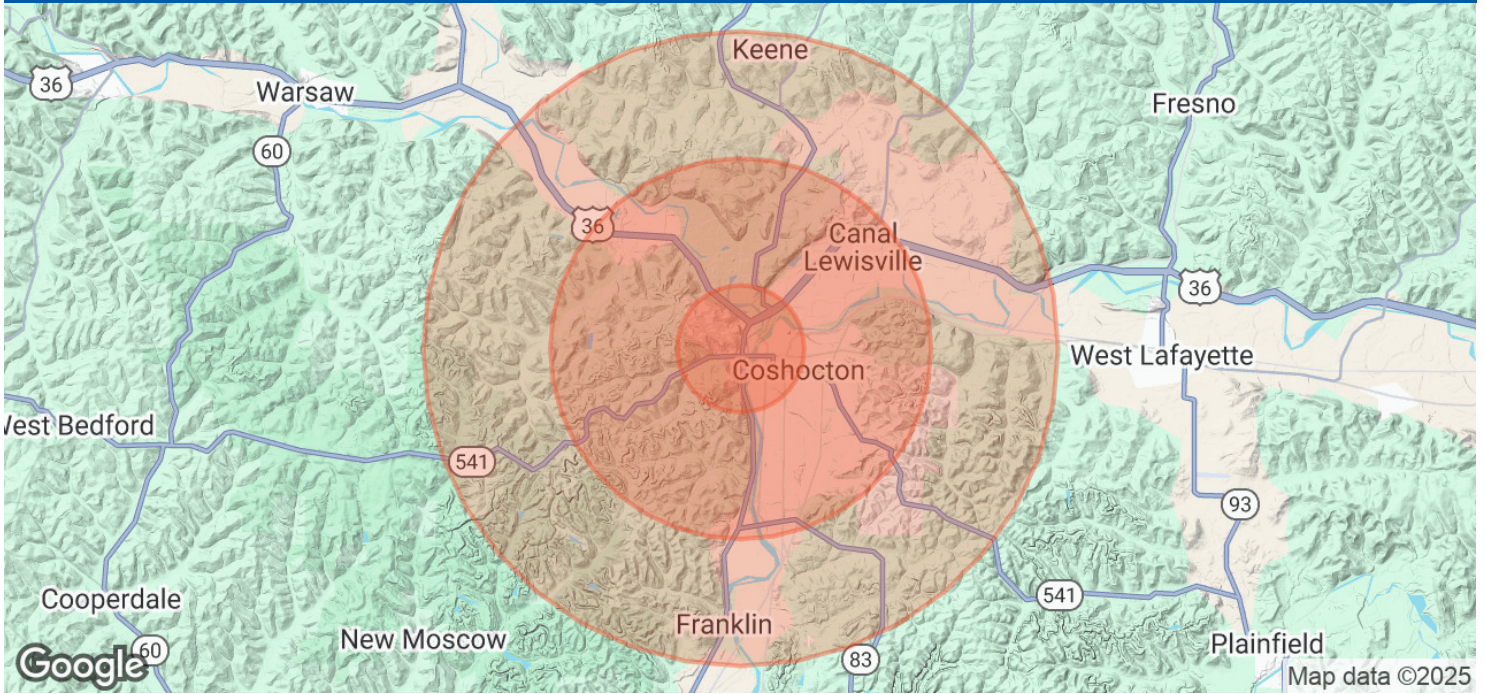
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,671	13,813	16,351
Average Age	45	43	43
Average Age (Male)	42	41	41
Average Age (Female)	47	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,296	5,981	6,999
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$55,291	\$65,116	\$67,472
Average House Value	\$101,132	\$123,571	\$137,081

Demographics data derived from AlphaMap

