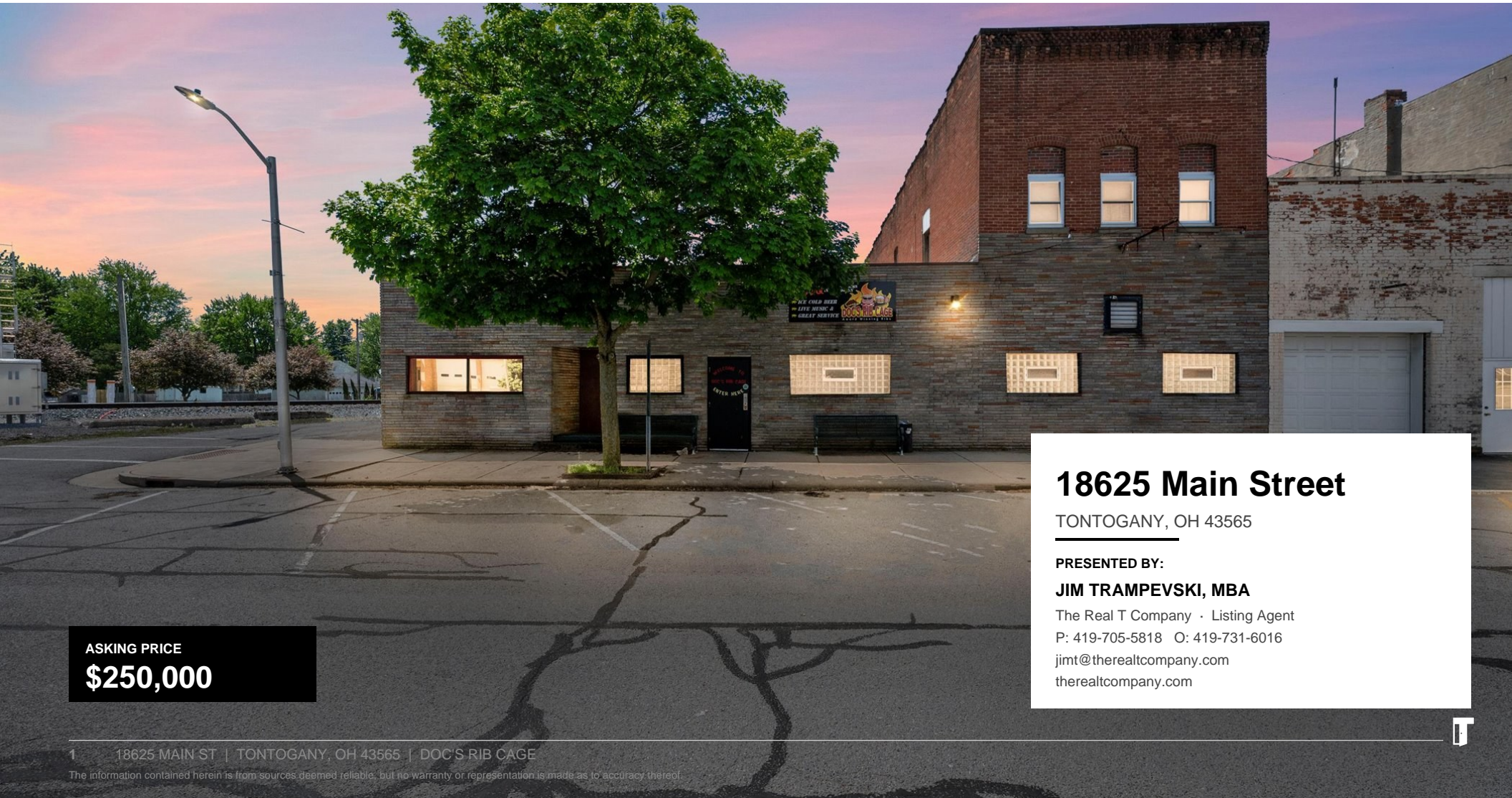




# Doc's Rib Cage

Turn-Key Restaurant & Bar · Rentable Apartment Above



ASKING PRICE  
**\$250,000**

**18625 Main Street**  
TONTOGANY, OH 43565

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**PRESENTED BY:**  
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# PROPERTY SUMMARY

## 18625 MAIN STREET

TONTOGANY, OH 43565 · DOC'S RIB CAGE

### OFFERING SUMMARY

SALE PRICE	\$250,000
PROPERTY TYPE	Commercial / Mixed-Use
RESTAURANT & BAR	Turn-Key, Fully Equipped
UPPER APARTMENT	Rentable Unit
RECIPES INCLUDED	Yes — Proven Menu
FF&E	All Included in Sale
COUNTY	Wood County, Ohio
ZONING	Commercial
ADDRESS	18625 Main St, Tontogany OH

### PROPERTY SUMMARY

A rare opportunity to acquire a fully operational, turn-key restaurant and bar in the heart of Tontogany, Ohio. Doc's Rib Cage has served the community for decades with a loyal customer base and proven recipes that transfer with the sale. The property includes all commercial kitchen equipment, bar fixtures, furniture, and the complete menu. Walk in and open for business. The upper floor features a separate rentable apartment providing an immediate additional income stream.



# PROPERTY HIGHLIGHTS

- **Turn-Key Operation**

Walk in and open — all equipment, furniture, and fixtures included. Zero buildout required.

- **Proven Recipes Transfer**

Decades-perfected menu recipes are included in the sale. The food is already a community staple.

- **Full Commercial Kitchen**

Commercial-grade kitchen equipment fully operational and included. Ready for immediate use.

- **Complete Bar Setup**

Full bar with taps, coolers, glassware, and all fixtures. Fully stocked and operational.

- **Game Room / Entertainment**

Pool table and entertainment area adds revenue and appeal to the bar experience.

- **Rentable Upper Apartment**

Separate residential apartment above with private entrance — immediate rental income opportunity.

- **Decades of Community Presence**

Loyal, established customer base built over decades. The business is already proven.

- **All FF&E Included**

All furniture, fixtures, and equipment transfer with the sale — nothing to source or purchase.



Aerial View



# PROPERTY DETAILS

<b>SALE PRICE</b>		<b>\$250,000</b>
<b>LOCATION INFORMATION</b>		
STREET ADDRESS	18625 Main Street	
CITY, STATE, ZIP	Tontogany, OH 43565	
COUNTY	Wood County	
<b>PROPERTY INFORMATION</b>		
PROPERTY TYPE	Commercial / Mixed-Use	
USE	Restaurant, Bar & Apartment	
ZONING	Commercial	
STORIES	2	
<b>RESTAURANT &amp; BAR</b>		
STATUS	Turn-Key / Fully Operational	
KITCHEN EQUIPMENT	All Included	
BAR SETUP	Full Bar — All Included	
FURNITURE & FIXTURES	All Included	
RECIPES	Proven Menu — Included	
GAME ROOM	Pool Table & Entertainment	
<b>BUILDING INFORMATION</b>		
PROPERTY TYPE	Commercial Building	
TENANCY	Mixed — Restaurant + Apt.	
NUMBER OF FLOORS	2	
<b>APARTMENT UNIT</b>		
UNIT TYPE	Residential Apartment	
LOCATION	Upper Floor	
ENTRANCE	Separate Private Entrance	
INCOME	Immediate Rental Opportunity	
<b>SALE INCLUDES</b>		
FF&E	All Furniture, Fixtures & Equip.	
RECIPES	Complete Proven Menu	
CUSTOMER BASE	Established — Decades Old	
BAR INVENTORY	Included	
KITCHEN EQUIPMENT	All Commercial Equipment	
<b>AGENT INFORMATION</b>		
AGENT	Jim Trampevski, MBA	
BROKERAGE	The Real T Company	
PHONE	419-705-5818	
EMAIL	jimt@therealtcompany.com	

## RESTAURANT & BAR — INTERIOR PHOTOS



## APARTMENT & ADDITIONAL PHOTOS





THE REAL T COMPANY

# JIM TRAMPEVSKI

MBA · Listing Agent

PHONE

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OFFICE

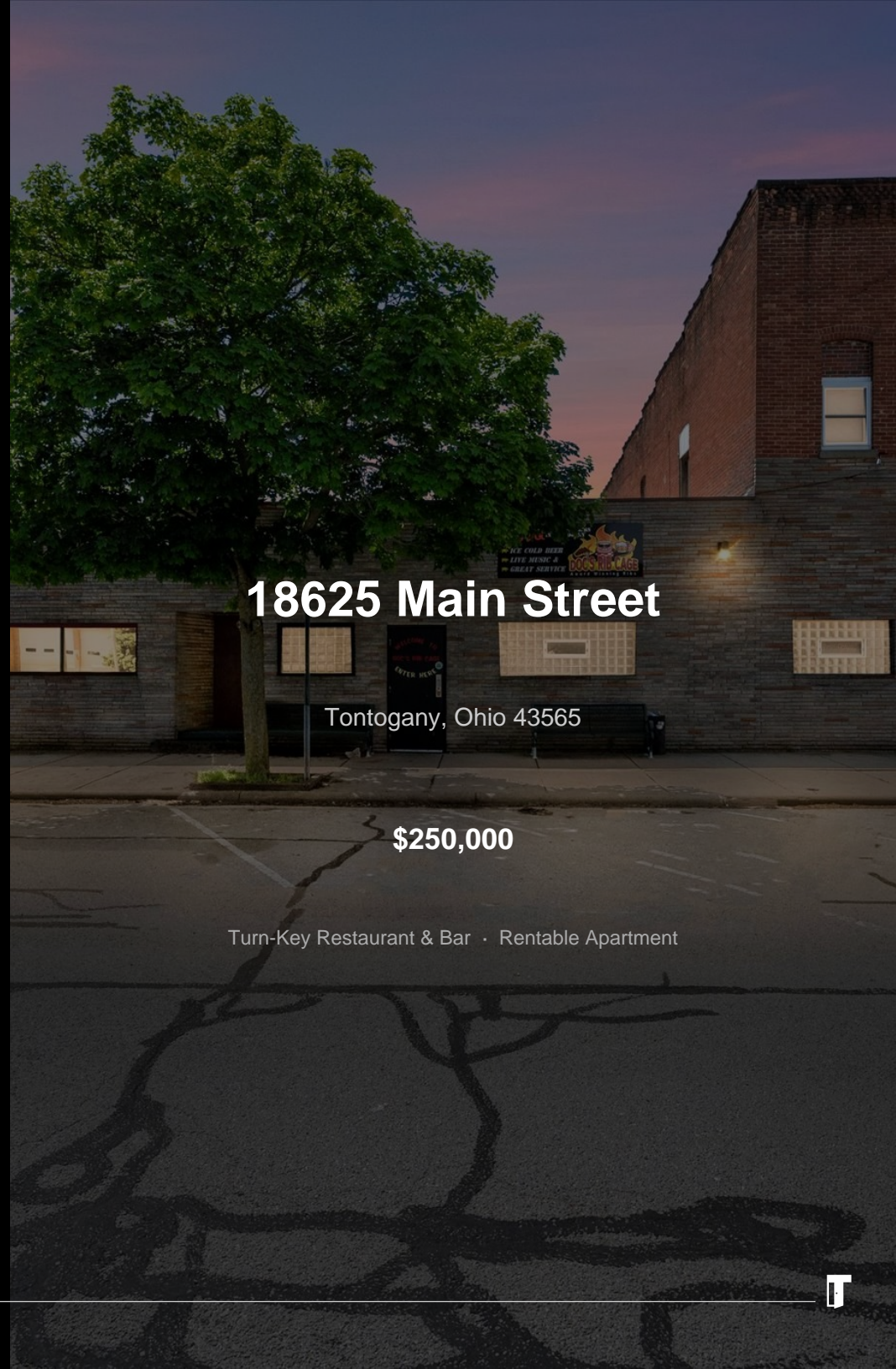
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## 18625 Main Street

Tontogany, Ohio 43565

**\$250,000**

Turn-Key Restaurant & Bar · Rentable Apartment

**SCHEDULE A SHOWING: 419-705-5818**

