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23359 COSHOCTON RD HOWARD, OH 43028

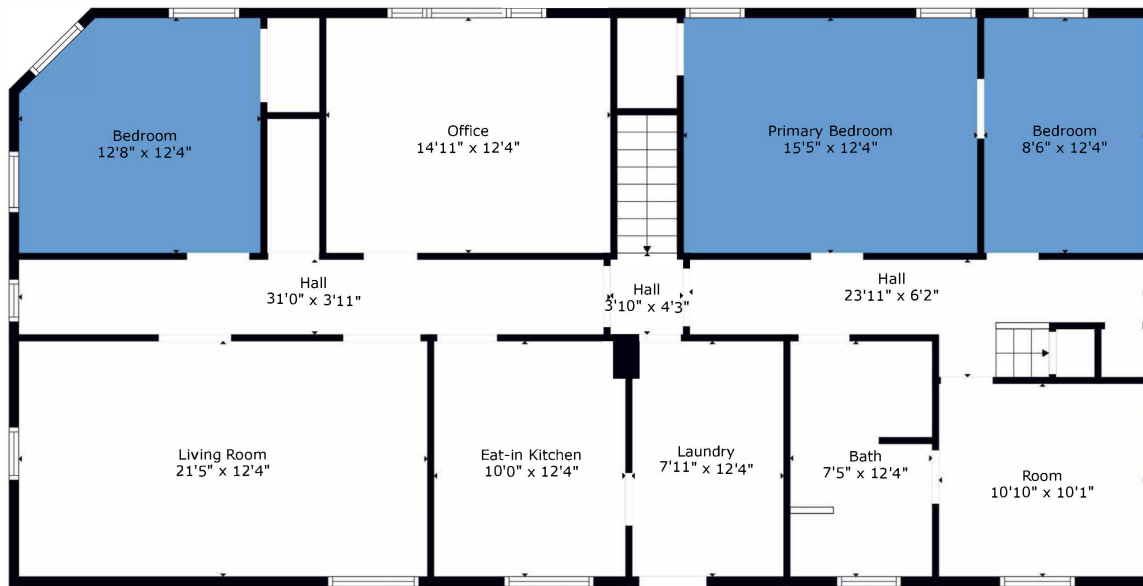
Prime Mixed-Use Investment Opportunity in Howard, Ohio —
Anchored by the U.S. Post Office



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PROPERTY SUMMARY

Unlock the potential of this 3,600 SF mixed-use building located in the heart of Howard, Ohio. Fully occupied and generating \$30,500 in annual revenue, this property is an ideal addition to any investor's portfolio. The ground floor is leased to the U.S. Post Office through November 30, 2027, providing stable and reliable income from a nationally recognized tenant. The upper level includes a spacious four-bedroom apartment with a month-to-month tenant, offering flexibility for increased rental income or owner occupancy. Please call the listing agent for more information and do not disturb the tenants.

SQUARE FT

3,600

PRICE

\$245,000

Stats Deemed highly Reliable but not Guaranteed



THIS BUILDING OFFERS BOTH
IMMEDIATE RETURNS AND
LONG-TERM VALUE

FEATURES

- 3,600 total square feet of usable space
- Strong-performing commercial tenant (U.S. Post Office)
- Residential unit with four bedrooms and separate access
- Current total annual income: \$30,500
- Desirable Howard location with community foot traffic
- Zoned for mixed-use with potential for future redevelopment or upgrades



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