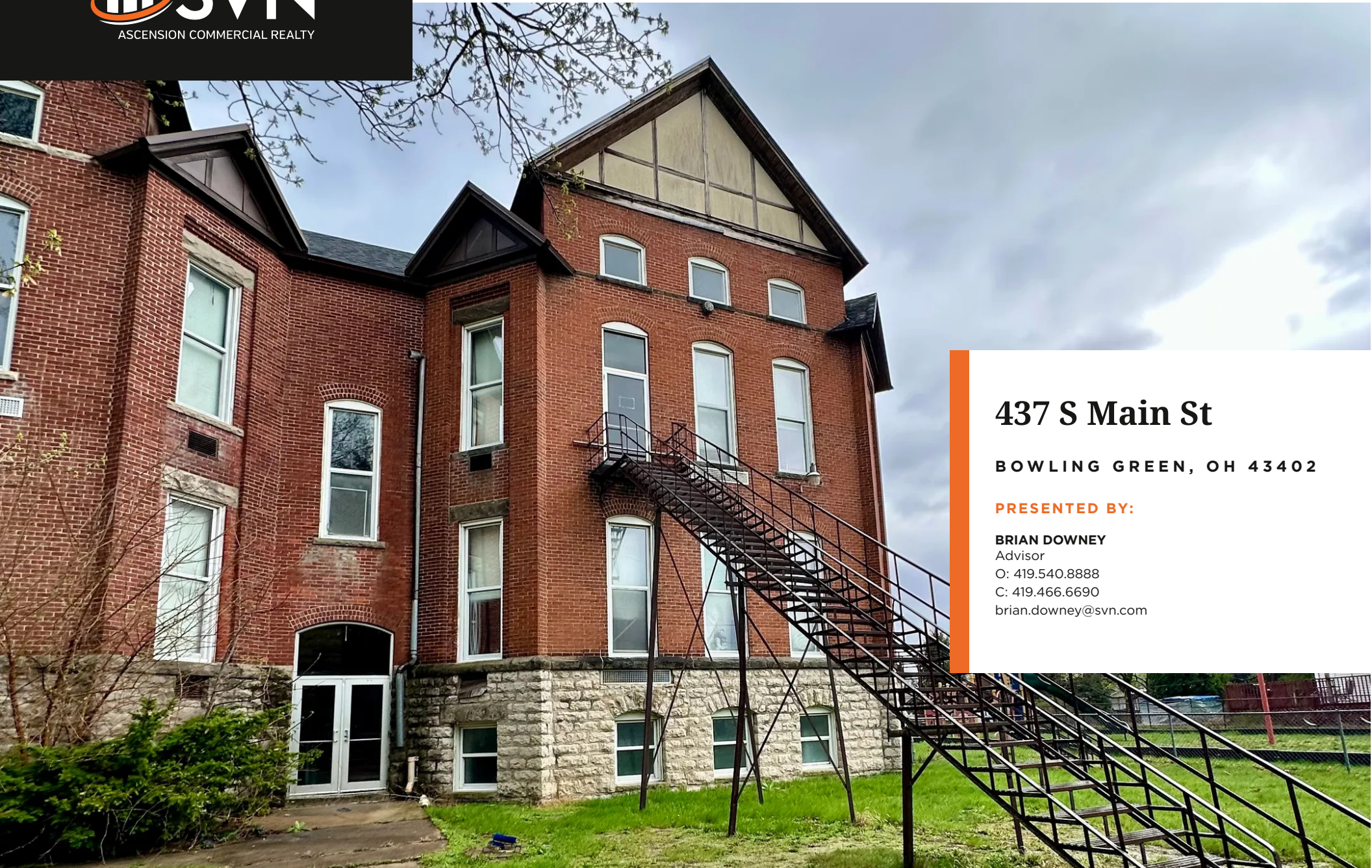




# Former Elementary School for Sale



**437 S Main St**

**BOWLING GREEN, OH 43402**

**PRESENTED BY:**

**BRIAN DOWNEY**

Advisor

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## PROPERTY SUMMARY

### 437 S MAIN ST

BOWLING GREEN, OH 43402

#### OFFERING SUMMARY

**SALE PRICE:** \$349,900

**BUILDING SIZE:** 24,144 SF

**LOT SIZE:** 0.765 Acres

**PRICE / SF:** \$14.49

**ZONING:** MUN-Mixed Use  
Neighborhood

**APN:**

B07-511-300109020000  
B07-511-300109021000  
B07-511-300109022000  
B07-511-300109023000  
B07-511-300109024000  
B07-511-30010902500



## PROPERTY SUMMARY

24,144 SF former elementary school built in 1890, situated on 0.765 acres 1/2 mile south of Bowling Green's main intersection at Wooster and N Main and, just one mile from BGSU's main campus. Zoned S-3 Special Use, allowing for a wide range of institutional and community uses including schools, churches, university facilities, social service agencies, government offices, short-term lodging, and extended care, with conditional uses including country club, lodge, or recreation club, presenting an excellent redevelopment opportunity in one of Northwest Ohio's most active college towns.

## PROPERTY HIGHLIGHTS

- Former elementary school
- One mile from Bowling Green State University and two blocks from historic downtown Bowling Green
- Large multi-space gym / auditorium, outdoor playground and cafeteria.
- Large windows in all classrooms provide excellent natural lighting
- Special use zoning allows for churches, public and private schools, university, social service agencies, library, public governmental offices, youth hostel, hospital, extended care facility, nursing home



**Open Gym**

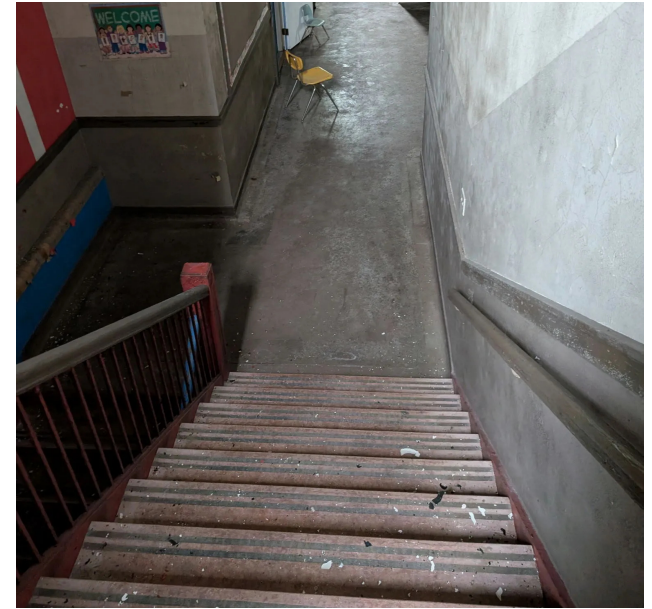


PROPERTY DETAILS

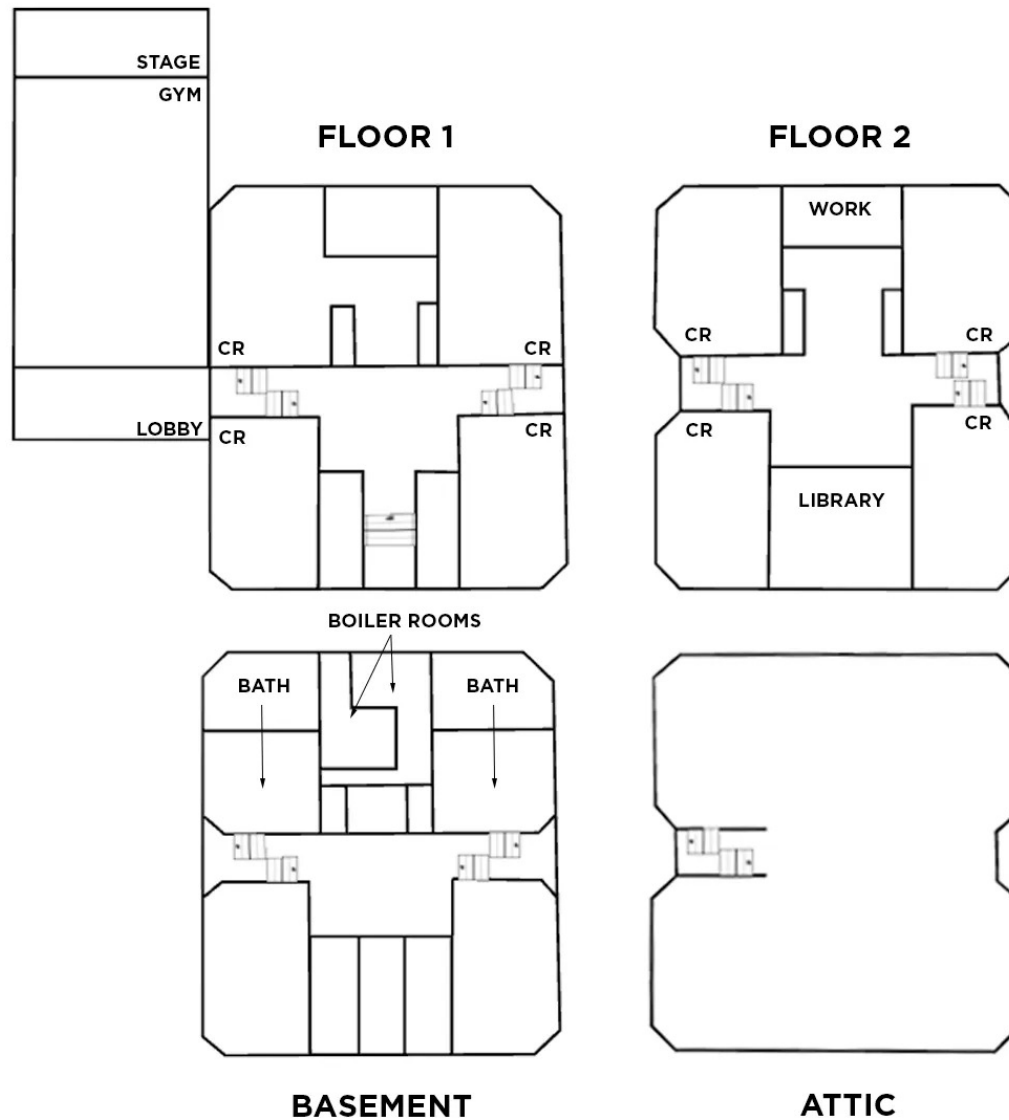
|                      |                                                                                                                                              |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| SALE PRICE           | \$349,900                                                                                                                                    |
| LOCATION INFORMATION |                                                                                                                                              |
| STREET ADDRESS       | 437 S Main St                                                                                                                                |
| CITY, STATE, ZIP     | Bowling Green, OH 43402                                                                                                                      |
| COUNTY               | Wood                                                                                                                                         |
| PROPERTY INFORMATION |                                                                                                                                              |
| PROPERTY TYPE        | Special Purpose                                                                                                                              |
| PROPERTY SUBTYPE     | School                                                                                                                                       |
| ZONING               | MUN                                                                                                                                          |
| LOT SIZE             | 0.765 Acres                                                                                                                                  |
| APN #'S              | B07-511-300109020000<br>B07-511-300109021000<br>B07-511-300109022000<br>B07-511-300109023000<br>B07-511-300109024000<br>B07-511-300109025000 |
| 2025 TAXES           | \$1,574.84                                                                                                                                   |

|                      |                   |
|----------------------|-------------------|
| BUILDING INFORMATION |                   |
| BUILDING SIZE        | 24,144 SF         |
| NUMBER OF FLOORS     | 3                 |
| YEAR BUILT           | 1890              |
| NUMBER OF BUILDINGS  | 1                 |
| PARKING SPACES       | 30                |
| CEILINGS             | 8-14'             |
| HVAC                 | GFA               |
| ELECTRICAL           | 3 Phase/1200a     |
| FOUNDATION           | Concrete/Basement |
| MASONRY              | Brick             |
| ROOF                 | Shingle           |

## ADDITIONAL PHOTOS



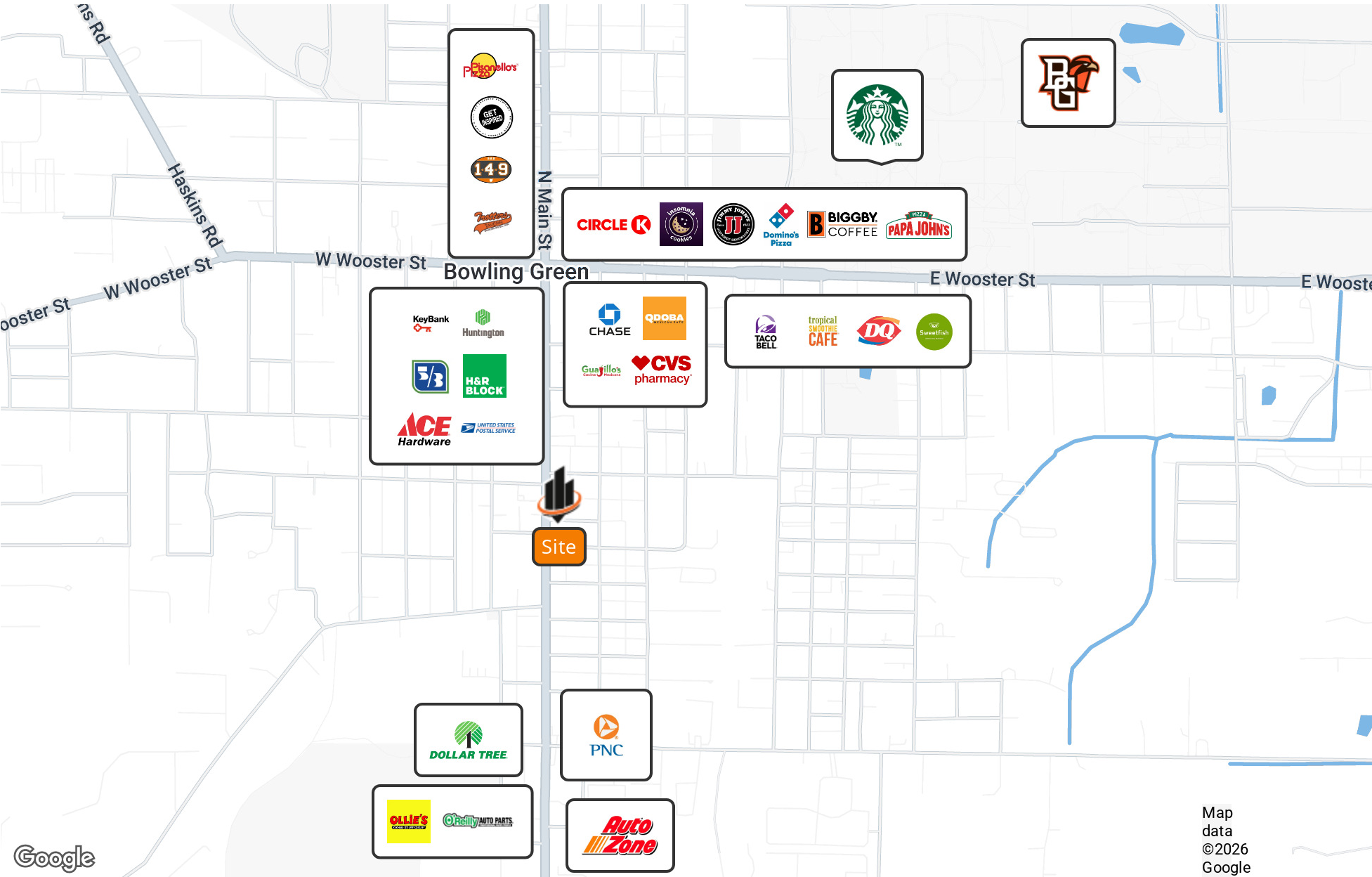
# FLOOR PLANS



## PARCEL OVERHEAD

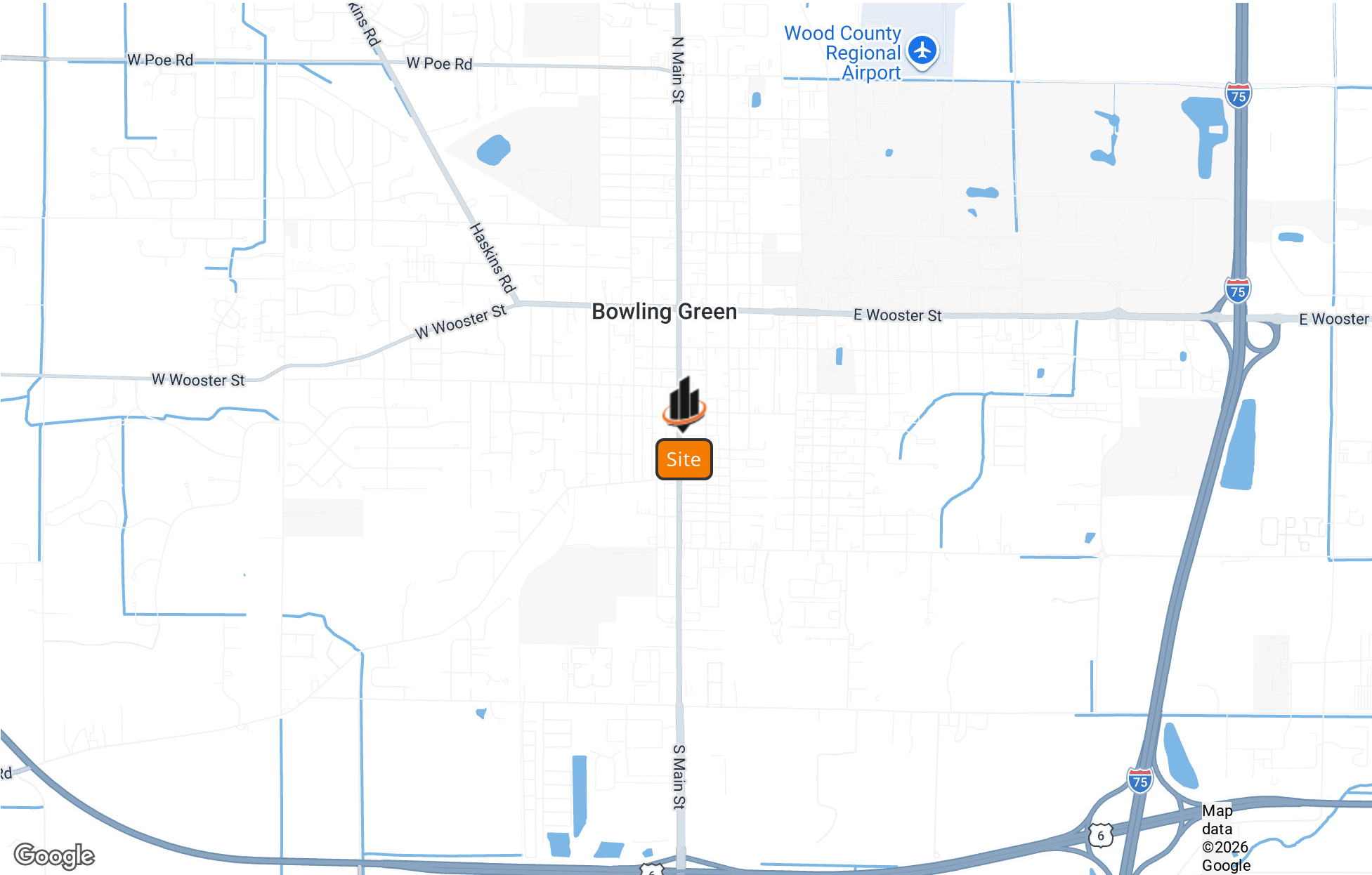


# RETAILER MAP



Map  
data  
©2026  
Google

# LOCATION MAP

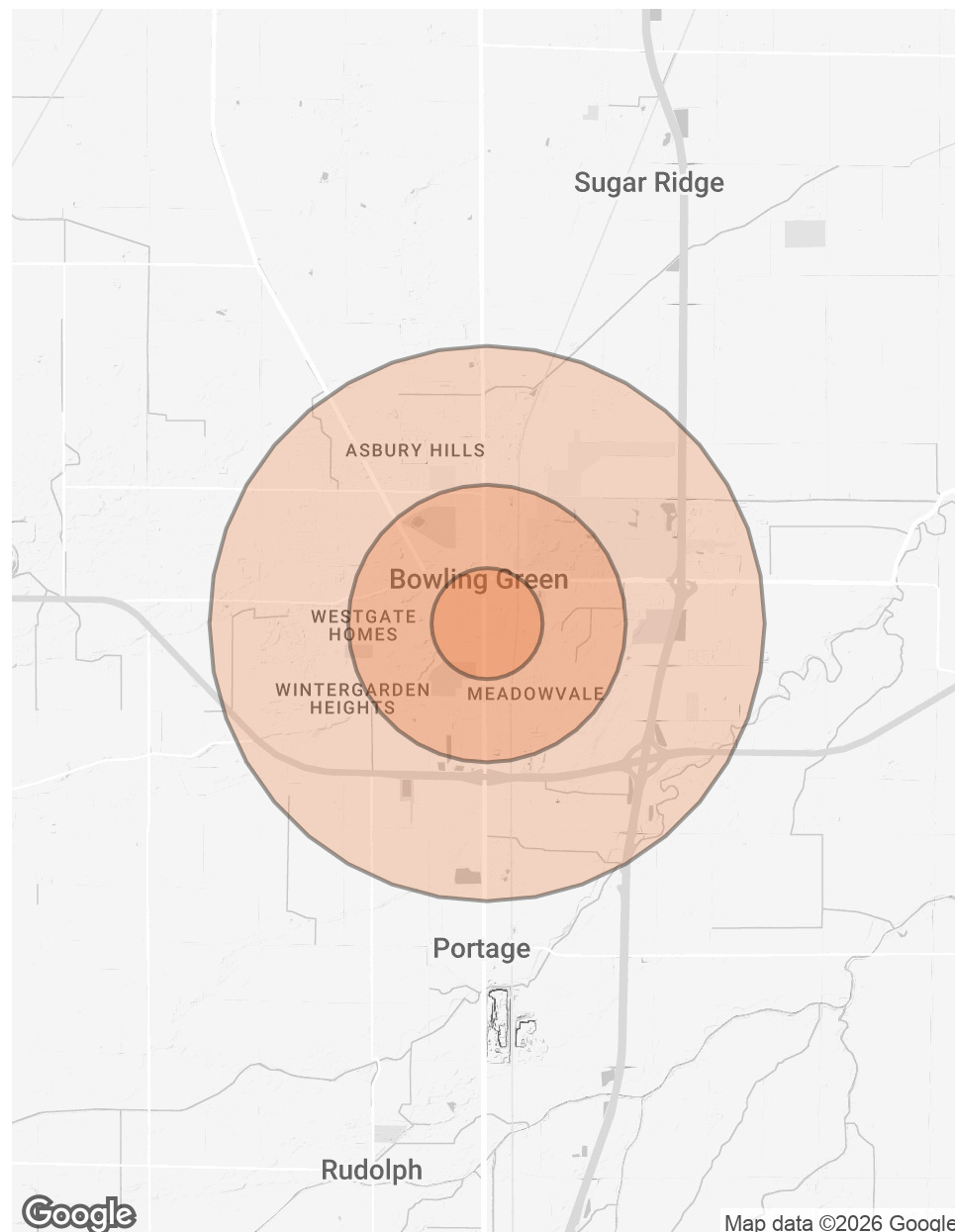


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.5 MILES | 1.25 MILES | 2.5 MILES |
|----------------------|-----------|------------|-----------|
| TOTAL POPULATION     | 4,318     | 17,287     | 26,597    |
| AVERAGE AGE          | 29.7      | 27.5       | 28.7      |
| AVERAGE AGE (MALE)   | 29.2      | 27.3       | 28.5      |
| AVERAGE AGE (FEMALE) | 30.4      | 27.6       | 28.7      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1.25 MILES | 2.5 MILES |
|---------------------|-----------|------------|-----------|
| TOTAL HOUSEHOLDS    | 2,418     | 7,825      | 10,910    |
| # OF PERSONS PER HH | 1.8       | 2.2        | 2.4       |
| AVERAGE HH INCOME   | \$60,338  | \$60,683   | \$68,318  |
| AVERAGE HOUSE VALUE | \$142,360 | \$190,118  | \$215,818 |

2023 American Community Survey (ACS)





# Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,  
SUITE 064  
TOLEDO, OH 43064



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